State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

NOTICE OF DETERMINATION

TO: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 222
P.O. Box 3044
Sacramento, California 95812-3044

FROM: Department of Parks and Recreation
1416 9th Street
P.O. Box 942896
Sacramento, California 94296-0001

SUBJECT: Filing of the Notice of Determination in compliance with Section 21108 of the Public Resources Code.

Project Title: Marine Education Center

State Clearinghouse Number: 2004042050

Contact Person: Gail Sevrens
Environmental Coordinator

Phone Number: 916-445-8827

Project Location: Año Nuevo State Reserve, San Mateo County

Project Description: The Department of Parks and Recreation (California State Parks) proposes to make improvements at Año Nuevo State Reserve. The project consists of rehabilitation of three historic buildings, their adaptive reuse as a Marine Education Center, and related utility and site improvements. The following is a summary of the proposed work:

- Removal of existing nonhistoric building elements, repair or replacement of missing historic fabric and construction of new elements for the proposed new use.
- Refurbishing of historic building fabric and finishes, upgrading the existing structural system for vertical and lateral loads, and upgrading building mechanical, electrical, and plumbing systems to meet proposed uses.
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- New enhanced interpretive exhibits including communication, electrical, and audiovisual equipment.
- Improvements to the site including path of travel, utility distribution systems, and fencing.

The California Department of Parks and Recreation has approved this project on June 1, 2004, and has made the following determinations:

1. ☒ The project will not have a significant effect on the environment.
   ☐ The project will have a significant effect on the environment.
2. ☒ A Final Negative Declaration was prepared and adopted, pursuant to the provisions of the California Environmental Quality Act (CEQA).

☐ A Final Environmental Impact Report has been completed in compliance with CEQA, and has been presented to the decision-making body of this Department for its independent review and consideration of the information, prior to approval of the project.

3. Mitigation measures ☒were ☐were not made conditions of project approval.
4. A Statement of Overriding Considerations ☐was ☒was not adopted for this project.
5. Findings ☒were ☐were not made on environmental effects of the project.

The Negative Declaration and record of project approval may be examined at the California Department of Parks and Recreation, Northern Service Center, located at One Capitol Mall, Suite 410, Sacramento, California, 95814.

original signature on file
Dr. Mark Schrader
Deputy Director, Acquisition & Development

_____
Date

Notice of Completion & Environmental Document Transmittal

SCH # _____

Project Title: Marine Education Center
Lead Agency: California Department of Parks and Recreation
Contact Person: Gail Sevrens
Street Address: Northern Service Center - One Capital Mall, Suite 500
Phone: (916) 445-8827
City: Sacramento **Zip:** 95814 **County:** Sacramento

Project Location:
Park Unit: Año Nuevo State Reserve
District: Santa Cruz
County: San Mateo
City/Nearest Community: Pescadero
Cross Streets: New Years Creek Rd. & State Route 1
Waterways: Año Nuevo Creek, Green Oaks Creek, Cascade Creek, Pacific Ocean
Within 2 Miles: **State Hwy** Highway 1
Airports: none **Railways:** none **Schools:** none

Document Type:
CEQA: ☐ NOP ☐ Other _____ ☒ Negative Declaration ☐ Draft EIR ☐ Supplemental/Subsequent/Amendment
NEPA: ☐ NOI ☐ EA ☐ FONSI ☐ Draft EIS
Other: ☐ Joint Document ☐ Final Document ☐ Other _____ ☐ Not Applicable

Action:
☐ General Plan ☐ General Plan Amendment ☐ General Plan Update
☐ Management Plan ☐ Resource Management Plan ☐ Concession Development
☐ Area Development Plan ☐ OHV Grant ☐ Coastal Permit
☐ Acquisition Plan ☐ Other _____.

Development Type:
☐ Campground ☒ Day Use Area ☐ Trails
☒ Historical Structure ☒ Utilities/Infrastructure ☐ Other _____
☐ Recreational ☒ Administrative Area ☒ Roads/Parking Areas

Project Issues Discussed in Document:
☐ Aesthetics/Visual ☐ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal
☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☐ Population/Housing ☐ Public Services/Facilities ☐ Recreation/Parks
☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation ☐ Vegetation
☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Wildlife ☐ Growth Inducing ☐ Land Use ☐ Cumulative Effects ☐ Other

Present Land Use/Zoning/General Plan Designation:
Zoning: Planned Agricultural District (San Mateo County)/Designation, San Mateo County General Plan, 1986: Public Recreation

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Reviewing Agencies Checklist

KEY
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

Resources Agency
__✓_ Boating & Waterways
__✓_ Coastal Commission
__✓_ Coastal Conservancy
_____ Colorado River Board
_____ Conservation
__✓_ Fish & Game
_____ Forestry & Fire Protection
__✓_ Office of Historic Preservation
_____ Reclamation Board
_____ S.F. Bay Conservation & Development Commission
__✓_ Dept. Water Resources (DWR)

Business, Transportation & Housing
_____ Aeronautics
_____ California Highway Patrol
_____ CALTRANS District # _____
_____ Department of Transportation Planning (headquarters)
_____ Housing & Community Development

Environmental Protection Agency
__✓_ Air Resources Board
_____ California Waste Management Board
__✓_ SWRCB: _____
_____ Parks & Recreation
__✓_ Regional WQCB #__**3**___ - (__**Central Coast** __)

Food & Agriculture _____

Health & Welfare
_____ Health Services: _____

Independent Commissions & Offices
_____ Energy Commission
__✓_ Native American Heritage Commission
_____ Public Utilities Commission
_____ Santa Monica Mountains Conservancy
_____ State Lands Commission
_____ Tahoe Regional Planning Agency
_____ Other_____

State & Consumer Services
_____ General Services
_____ OLA (Schools)

Youth & Adult Corrections
_____ Corrections
_____ Youth Authority

Public Review Period

Starting Date: April 9, 2004 Ending Date: May 9, 2004

Signature _____ Date: April 9, 2004

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

DATE: APRIL 9, 2004

SUBJECT: NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE MARINE EDUCATION CENTER PROJECT

The California Department of Parks and Recreation (DPR) has directed the preparation of and intends to adopt a Mitigated Negative Declaration for the proposed project, in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. DPR is the lead agency for the proposed project under CEQA.

Project Location: Año Nuevo State Reserve
San Mateo County, California

Description of the Proposed Project:

The Department of Parks and Recreation (California State Parks) proposes to make improvements at Año Nuevo State Reserve. The project consists of rehabilitation of three historic buildings, their adaptive reuse as a Marine Education Center, and related utility and site improvements. The following is a summary of the proposed work:

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Public Review Period:

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 days, beginning April 9, 2004. Questions regarding project specifics should be directed to Lori Murchison, Project Manager, at (916) 445-8965.

Your views and comments on this project are welcomed. Written comments should be submitted to the following address:

Gail Sevrens
California Department of Parks and Recreation
Northern Service Center
One Capital Mall, Suite 500
Sacramento, CA 95814
FAX: (916) 445-9100
Email: gsevr@parks.ca.gov

Submissions must be postmarked or received by fax or email no later than May 9, 2004. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful fax transmission.

Copies of the Initial Study/Mitigated Negative Declaration may be reviewed at the following locations during normal business hours:

- Northern Service Center
  California Department of Parks & Recreation
  One Capitol Mall - Suite 410
  Sacramento, CA 95814

- California Department of Parks & Recreation
  Santa Cruz District Headquarters
  Henry Cowell Redwoods State Park
  303 Big Trees Park Road
  Felton, CA 95018

- Año Nuevo State Reserve
  New Years Creek Road
  Pescadero, CA 94060

- Half Moon Bay Library
  620 Correas Street
  Half Moon Bay, CA 94019

- Redwood City Library
  1044 Middlefield Road
  Redwood City, CA 94063

- Santa Cruz Central Branch Library
  224 Church Street
  Santa Cruz, CA 95060-3873

- California Department of Parks & Recreation website
  http://www.parks.ca.gov/default.asp?page_id=981

MITIGATED NEGATIVE DECLARATION

PROJECT: **MARINE EDUCATION CENTER**

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration was made available for review at:

- Northern Service Center
  California Department of Parks & Recreation
  One Capitol Mall - Suite 410
  Sacramento, CA 95814

- California Department of Parks & Recreation
  Santa Cruz District Headquarters
  Henry Cowell Redwoods State Park
  303 Big Trees Park Road
  Felton, CA 95018

- Año Nuevo State Reserve
  New Years Creek Road
  Pescadero, CA 94060

- Half Moon Bay Library
  620 Correas Street
  Half Moon Bay, CA 94019

- Redwood City Library
  1044 Middlefield Road
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- Santa Cruz Central Branch Library
  224 Church Street
  Santa Cruz, CA 95060-3873

- California Department of Parks & Recreation website
  http://www.parks.ca.gov/default.asp?page_id=981

PROJECT DESCRIPTION:

The Department of Parks and Recreation (California State Parks) proposes to make improvements at Año Nuevo State Reserve. The project consists of rehabilitation of three historic buildings, their adaptive reuse as a Marine Education Center, and related utility and site improvements. The following is a summary of the proposed work:

- Removal of existing nonhistoric building elements, repair or replacement of missing historic fabric and construction of new elements for the proposed new use.

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- Improvements to the site including path of travel, utility distribution systems, and fencing.

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted in writing to:

Gail Sevrens – Environmental Coordinator
California Department of Parks & Recreation
Northern Service Center
One Capitol Mall - Suite 500
Sacramento, California 95814
Fax: (916) 445-9100
Email: gsevr@parks.ca.gov

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

original signature on file _____ _____
Gail Sevrens Date
Environmental Coordinator

original signature on file _____ _____
David Vincent Date
District Superintendent

original signature on file _____ _____
Kathleen Amann Date
Manager, Northern Service Center

FINAL
MITIGATED NEGATIVE DECLARATION
(with edits incorporated)

Año Nuevo State Reserve
Marine Education Center Project

State Clearinghouse #2004042050
June 2004

Lead Agency

State of California
DEPARTMENT OF PARKS AND RECREATION
Acquisition and Development Division

MITIGATED NEGATIVE DECLARATION

PROJECT: **AÑO NUEVO STATE RESERVE**
MARINE EDUCATION CENTER PROJECT

LEAD AGENCY: California Department of Parks and Recreation (DPR)

AVAILABILITY OF DOCUMENTS:
The Initial Study for this Mitigated Negative Declaration was made available throughout the 30-day public review period at the reference desks of the Half Moon Bay, Redwood City, and Santa Cruz Central Libraries. It was also available at the public information desks of DPR's Northern Service Center Service Center, Santa Cruz District Headquarters, and Año Nuevo State Reserve offices, as well as online at the California Department of Parks & Recreation website, www.parks.ca.gov. The Final Mitigated Negative Declaration and all supporting materials will be available, by request, at DPR's Northern Service Center and, for a limited time, on DPR's website.

PROJECT DESCRIPTION:
The project consists of rehabilitation of three historic buildings, their adaptive reuse as a Marine Education Center, and related utility and site improvements.

In general, the project will consist of:

- Removal of existing nonhistoric building elements, repair or replacement of missing historic fabric and construction of new elements for the proposed new use.
- Refurbishing of historic building fabric and finishes, upgrading the existing structural system for vertical and lateral loads, and upgrading building mechanical, electrical, and plumbing systems to meet proposed uses.
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Specific project elements are as follows:

Dickerman Barn
As the first point of contact for the visiting public, the Dickerman Barn will continue to contain the main interpretive exhibit space, the ticket counter, and bookstore.

- Reroof building with wood shingles
- Repair/replace deteriorated wood siding
- Repaint exterior of building
- Remove nonhistoric interior walls in exhibit area
- Install new interpretive exhibit walls per interpretive requirements

Horse Barn

The Horse Barn will contain a media room for public orientations, training rooms and support space for docents, and space for a nighttime lecture series. The second floor will be used as storage space; there will be no public access to the second floor.

- Repair foundation
- Repair/replace wood structure at grade
- Repair/replace flooring
- Repair ceiling framing
- Repair/replace approximately 20 percent of exterior studs
- Repair roof framing
- Repair existing doors
- Repair/replace siding
- Reroof with wood shingles
- Relocate stairs
- Add plywood sheathing at loft
- Construct inner sealed wall on first floor exterior wall
- Add exit door
- Add new interior walls
- Add new entrance doors
- Add new counter and sink
- Add new heat
- Add new electrical
- Add insulation
- New exterior paint

Creamery

The Creamery will serve as the central administrative center for the Reserve, replacing the function of the existing modular trailer office that will be removed. The Creamery will include administrative offices, volunteer/park staff meeting and conference rooms, and a staff restroom.

- New foundation
- Repair/replace wood structure at grade
- Repair/replace flooring
- Repair ceiling framing
- Repair/replace exterior and interior studs
- Repair/replace roof framing
- Repair existing doors
- Reroof with wood shingles
- Repair stairs
- Repair flooring
- Remove interior siding repair and reinstall
- Repair/replace exterior siding
- Add interior doors
- Add new interior walls

- Add new entrance doors compliant with Americans with Disabilities Act (ADA) standards
- Add new counter, sink, and toilet
- Add new heat
- Add new electrical
- Add insulation
- New exterior paint

Site Improvements

- Provide new underground electrical power from the power pole near existing modular office to Dickerman Barn to serve all three buildings in the complex (ground disturbance will consist of dedicated electrical trench of 1 foot wide x 3 feet deep x 50 feet long and shared utility trench listed below)
- Provide a new underground wastewater line from the Creamery to the existing septic tank near the modular office (ground disturbance will consist of shared utility trench 2 feet wide by 3 feet deep by 280 feet long)
- Provide water to Creamery and Horse Barn
- Provide LPG to Horse Barn
- Modify path adjacent to Dickerman Barn for correct ADA-compliant slope
- Repair nonpaved path from visitor parking lot (ground disturbance 6 feet wide x 3 inches deep x 200 feet long)
- Modify existing disabled access-compliant parking stalls for correct slope at visitor parking lot
- Reseal and restripe visitor parking lot
- Remove modular office building and replace with gravel parking for staff
- Provide path and paving to Horse Barn with protection for below-grade adobe structure

FINDINGS

An Initial Study has been prepared to assess the proposed project's potential impacts on the environment and the significance of those impacts and is incorporated in the Draft MND. Based on this Initial Study, it has been determined that the proposed project would not have any significant impacts on the environment, once all proposed mitigation measures have been implemented. This conclusion is supported by the following findings:

- There was no potential for adverse impacts on agricultural resources, land use and planning, minerals, and recreation associated with the proposed project.

- Potential adverse impacts resulting from the proposed project were found to be less than significant in the following areas: population and housing, transportation and traffic, and utilities and service systems.

- Full implementation of the proposed mitigation measures included in this MND would reduce potential project-related adverse impacts on aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials,

hydrology and water quality, noise, and public services to a less than significant level.

MITIGATION MEASURES

The following mitigation measures have been incorporated into the scope of work for the Marine Education Center Project and will be fully implemented by DPR to avoid or minimize adverse environmental impacts identified in this MND. These mitigation measures will be included in contract specifications and instructions to DPR personnel involved in implementing the project.

MITIGATION MEASURE AIR-1 BASIC CONTROL MEASURES

- All active construction areas will be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.
- All unpaved access roads, parking areas and staging areas at construction sites will be watered three times daily or stabilized with nontoxic soil stabilizers as needed during dry, dusty conditions.
- All paved access roads, parking areas, and staging areas at construction sites will be swept daily with water sweepers during dry, dusty conditions as needed.
- Any visible soil material carried onto adjacent public streets will be swept with water sweepers as needed.

MITIGATION MEASURE BIO-1 CNPS LIST 1B AND LIST 2 PLANT SPECIES

- Surveys would be conducted during the appropriate blooming months (or when species can be unmistakably identified) for all CNPS List 1B and List 2 plant species that could potentially occur within the project area.
- All occurrences of CNPS List 1B and List 2 species found within the project area would be mapped on project maps and flagged on the ground.
- In the event of significant unavoidable impacts to CNPS List 1B or List 2 species as a result of project implementation, DPR would mitigate losses of habitat or individuals at a ratio of 3:1 through habitat enhancement for these species within the Año Nuevo State Reserve (or as negotiated with the California Department of Fish and Game).

MITIGATION MEASURE BIO-2 SAN FRANCISCO GARTER SNAKE, CALIFORNIA RED-LEGGED FROG, WESTERN POND TURTLE

- At least seven days prior to the onset of activities, the names and credentials will be submitted to the USFWS (Service) of biologists who will act as Service-approved biologist and biological monitor, who will conduct activities specified in the following measures.
- At least seven days prior to the start of work, a preconstruction survey will be conducted in the construction area for San Francisco garter snakes and California red-legged frogs. If either of these species is found, the biologist will contact the Service and request guidance on any additional conservation measures or authorizations that may be needed. Measures may include delaying work temporarily.

- A training session will be conducted for all construction and park personnel involved in the construction of the project. This training will take place prior to the initiation of the project and will include a description of the San Francisco garter snake and the California red-legged frog as well as their habitats, the conservation measures that are being implemented for these species, and the physical boundaries with which the project may be accomplished. The training will include instruction in the appropriate protocol to follow in the event that a San Francisco garter snake or California red-legged frog is found on site. Brochures, books, and briefings may be used in the training session and qualified personnel will be on hand to answer any questions.
- A Service-approved biologist will be present at the work site until instruction of workers has taken place and any sensitive habitat has been disturbed. After these activities have occurred, DPR will designate one or more persons to serve as biological monitors, who will be present at the work site for any site improvement activities where equipment larger than hand tools will be used. The Service-approved biologist will ensure that this individual receives training in the identification of San Francisco garter snakes and California red-legged frogs. In the event that either of these species are encountered in the project area during project construction by anyone, the State Representative will put work on hold at that specific location and contractors will be redirected to other tasks. If work is stopped, the Service shall be notified within one workday by the Service-approved biologist or the on-site biological monitor.
- The biological monitor will inspect the construction site at least each morning to ensure compliance by the contractor of all conservation measures. Construction will occur in phases and each phase will be restricted to a certain section of the project site, therefore inspections will be focused in the active section, but will include the entire area.
- Rocks, logs, or other habitat features that are moved during construction will be done so with the monitor present, and will be replaced in adjacent suitable habitat.
- The number of access routes, the size of the staging area, and the total area of activity will be limited to the minimum necessary to achieve the project goal. Routes and boundaries will be clearly demarcated and approved by the biological monitor, and these areas shall be outside sensitive areas to the maximum extent feasible. The contractor shall keep all equipment within the designated staging areas and work areas. The contractor shall obtain approval from the on-site biological monitor to go outside designated areas.
- No vehicular travel in sensitive areas would be allowed, including areas with high vegetation (>6 inches) that may conceal California red-legged frogs or San Francisco garter snakes and riparian areas.
- Whenever U.S. Fish and Wildlife Service is contacted for approvals or consultation in any of the above measures, California Department of Fish and Game will also be contacted.

MITIGATION MEASURE BIO-3 SENSITIVE BAT SPECIES

- If the Creamery Building and Dickerman Barn are scheduled for construction activities during bat maternity season (May 1-August 31), then the bats will be humanely excluded prior to the maternity season and the building will be sealed to

prevent bats from returning, or the building will be rendered unsuitable as bat habitat.

- Alternative natural roosts (i.e., snags or live trees) of the Townsend's big-eared bats will be located by a DPR-approved bat biologist on State Park lands within Año Nuevo State Reserve and Año Nuevo State Park. These sites will be mapped and appropriate protection measures will be developed and implemented.
- In the event that natural roost sites for Townsend's big-eared bats are not found on State Park lands, artificial bat habitat for the Townsend's big-eared bat will be developed in consultation with a DPR-approved bat biologist and Department of Fish and Game (DFG). A five-year monitoring plan will be developed with success criteria and an annual report will be available for DFG review. If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the Townsend's big-eared bat maternity colony.

MITIGATION MEASURE CULT-1

- Guidelines presented in the Historic Structures report for each building will be followed during the rehabilitation efforts.

MITIGATION MEASURE CULT-2

- The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved.

MITIGATION MEASURE CULT-3

- During construction, a cultural resource monitor that qualifies under the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.

MITIGATION MEASURE CULT-4

- All earthmoving activities (i.e., trenching, grading, augering, etc.) will be monitored at the discretion of a DPR-qualified archaeologist. The monitor must be included in preconstruction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State's Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.

MITIGATION MEASURE CULT-5

- The project shall strive for historical authenticity. When rehabilitation is undertaken, the historical appearance of the structure may be the objective, rather than total authenticity. Modern utilities (heating, electrical, telephone, plumbing) may be introduced, but only in ways that do not alter the historical tone and appearance of the structures. Historical gimmickry shall be avoided (i.e. replacement historic finishes shall not be installed where no documentation for such exist).

MITIGATION MEASURE CULT-6

- All new landscape elements (parking lots, walkways, patios, plantings, etc.) will be reviewed by cultural resource team members for compatibility with the existing historic setting.

MITIGATION MEASURE CULT-7

- The mission-period foundation and associated resources will be protected and properly prepared for interpretation. This feature may be included as part of the landscape with appropriate signage and in-situ display. Otherwise it must be capped and preserved in a manner conducive to its preservation. To avoid impacts, the feature will be covered with a layer of protective material.

MITIGATION MEASURE CULT-8

- Archaeological monitoring will be required during any landscape modifications involving subsurface actions per the mandates established in **Mitigation Measure CULT-4** provided above.

MITIGATION MEASURE CULT-9

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

  If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.

  If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage

Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

MITIGATION MEASURE GEO-1 SEISMIC BUILDING REQUIREMENTS

- During the rehabilitation of the Creamery the building will be seismically retrofitted to conform to earthquake design requirements as specified in the current version of the California Historical Building Code, California Code of Regulations, Title 24, Part 8.

- Any new (or existing) equipment (hot water heaters, tall bookcases, etc.) installed as part of the building rehabilitation will be secured to the walls and/or floor to prevent damage in the event of a large earthquake, per California Building Code requirements.

- State Park staff will inspect all buildings as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the buildings could resume use by Park staff or the public.

MITIGATION MEASURE GEO-2 EROSION CONTROL

- Best management practices (BMPs) will be used in all areas to control soil and surface water runoff during trenching and grading activities. Grading and excavation activities should not be planned during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, "winterizing" will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into nearby water bodies.

  Permanent BMPs for erosion control will consist of properly compacting disturbed areas and revegetation of appropriate disturbed soil areas with native species using seed collected locally, where possible. Otherwise, if local seed is not available, a weed-free native mixture shall be used. Final design plans will include BMP measures to be incorporated into the project.

  The project will meet or exceed all applicable local building and engineering regulations/ordinances set forth by San Mateo County.

MITIGATION MEASURE HAZMAT-1 SPILL PREVENTION

- All equipment will be inspected by the contractor for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises.
- The contractor(s) will prepare an emergency Spill Prevention and Response Plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan will include a map that delineates construction staging

areas, where refueling, lubrication, and maintenance of equipment may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be at least 50 feet from Año Nuevo Creek. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of Año Nuevo State Reserve during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager, supervisor, or State Representative).

- Equipment will be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

MITIGATION MEASURE HAZMAT-2 HAZARDOUS MATERIALS

- The buildings will be sampled for the presence of hazardous materials and biological hazards by an appropriately licensed contractor. Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by DPR's contractor and approved by DPR. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment.
- The Health and Safety Plan and the project scope must contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the rehabilitation process (both materials removed from the buildings and any chemicals used in the process).

MITIGATION MEASURE HAZMAT-3 CONSTRUCTION FIRE MANAGEMENT

- A fire safety plan will be developed by the contractor and approved by DPR prior to the start of construction.
- Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.
- Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
- Fire suppression equipment will also be available and located on park grounds.

MITIGATION MEASURE HYDRO-1 WATER QUALITY

- The contractor will provide a spill prevention and cleanup plan as part of the construction contract. This plan will discuss the engineering controls to eliminate any sewage releases during the conversion process. The plan will also discuss emergency cleanup procedures in the event that a sewage spill occurs.

MITIGATION MEASURE HYDRO-2 WATER SUPPLY

- New facilities will be provided that result in no net increase in water use over current usage. Water use will be reduced using low flow devices, such as low flush toilets and automatic shut-off faucets. Landscape watering, if any, will be limited and new landscaping will utilize native species adapted to the climatic conditions.

MITIGATION MEASURE NOISE-1

- Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

The following corrections, additions, and deletions have been made to the Marine Education Center Draft MND. Additions and corrections are underlined; strikeout indicates a deletion. Minor punctuation, spelling, and grammatical corrections that contribute to ease of understanding, but have no significant impact on the content, have not been noted.

Chapter 3, Section IV ., Biological Resources, Discussion a) (iii), Mitigation Measure BIO-2, page 40, bullets 4 and 5 were revised as follows:

- A Service-approved biologist will be present at the work site until instruction of workers has taken place and any sensitive habitat has been disturbed. After these activities have occurred, DPR will designate one or more persons to serve as biological monitors ~~for on-site compliance with all conservation measures~~, who will be present at the work site for any site improvement activities where equipment larger than hand tools will be used. The Service-approved biologist will ensure that this individual receives training in the identification of San Francisco garter snakes and California red-legged frogs. In the event that either of these species are encountered in the project area during project construction by anyone, the State Representative will put work on hold at that specific location and contractors will be redirected to other tasks. If work is stopped, the Service shall be notified within one workday by the Service-approved biologist or the on-site biological monitor.
- The biological monitor will inspect the construction site at least each morning to ensure compliance by the contractor of all conservation measures ~~and to ensure that San Fancisco garter snakes and California red-legged frogs are not in the project area~~. Construction will occur in phases and each phase will be restricted to a certain section of the project site, therefore inspections will be focused in the active section, but will include the entire area.

Also, bullet 9 was added as follows:

- Whenever U.S. Fish and Wildlife Service is contacted for approvals or consultation in any of the above measures, California Department of Fish and Game will also be contacted.

Change clarifies measure to make clear that the monitor will be at the work site for any site improvement activities where equipment larger than hand tools will be used, and that California Department of Fish and Game would be contacted as well as USFWS.

Chapter 3, Section IV, Biological Resources, Discussion a) (iv), Mitigation Measure Bio-3, bullet 3 was revised as follows:

- In the event that natural roost sites for Townsend's big-eared bats are not found on State Park lands, artificial bat habitat for the Townsend's big-eared bat will be developed ~~if deemed necessary by~~ in consultation with a DPR-approved bat biologist and Department of Fish and Game (DFG) ~~in order to mitigate loss of maternity habitat~~. A five-year monitoring plan will be developed with success criteria and an annual report will be available for DFG review. If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the Townsend's big-eared bat maternity colony.

Change clarifies that development of artificial habitat will take place if there are no natural roosts found on DPR land, and how such habitat development will take place.

Chapter 3, Section V, Cultural Resources, Environmental Setting, Page 44, "Current Project", the following paragraph was inserted following the 5th paragraph:

> The historic buildings are also listed on the County of San Mateo's Historic Resource Inventory, and therefore any alteration or modification to the buildings is subject to review by the County Resource Advisory Board (HRAB). DPR will work with the County to complete this review.

Change explains that DPR will work with the County of San Mateo's HRAB.
Chapter 3, Section XV, Transportation and Traffic, checklist item f), Page 76, was changed as follows:

> The "X" was moved from "No Impact" to "Less than Significant Impact".

Chapter 3, Section XV, Transportation and Traffic, Discussion f), Page 77, was changed as follows:

> This project is not expected to increase the number of visitors to the project area. ~~It will not make any changes to existing parking areas.~~ The Creamery, a currently vacant building, will be used as an office facility on completion of the project. However, the current office facility, a temporary modular trailer, will be removed as part of the project. There will be no change in staffing levels, only a movement in office staff location.
>
> The Dickerman Barn, currently used as a bookstore and visitor center, will remain in that capacity. There will be interior improvements, including upgraded exhibits. However, the limiting factor for visitation for Año Nuevo SR during the

peak season is the number of visitors who can be accommodated on the guided walks into the rookery area of the Reserve. As these walks are essentially already at capacity and no new walks will be added, and as the vast majority of visitors come to participate in the walks, the total number of visitors should remain static.

The Horse Barn, currently used as storage, will be adapted to serve as a classroom and meeting room. One of the main functions to take place there will be docent training. This training currently takes place at the Reserve, either during weeknight evenings in the Dickerman Barn or on weekend days in the field. This project will move the nighttime trainings from the Dickerman Barn to the Horse Barn, with no increase in the number of docents. While there is a potential that a small number of additional after-hours docent trainings or community lectures could be scheduled in this facility, these would take place in the evenings or during the off-peak season, when there is either no public visitation or more-than-adequate parking.

~~No impact.~~ Less than significant impact.

Change clarifies potential parking impacts from the project's operation, and explains why these impacts will be less than significant.

This document, along with the Draft Initial Study/Mitigated Negative Declaration (SCH#2004042050), corrected as noted above; Comments and Response to Comments; Mitigation Monitoring and Reporting Program; and the Notice of Determination, constitute the Final Mitigated Negative Declaration for the Marine Education Center Project at Año Nuevo State Reserve.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

_____ _____

Gail Sevrens
Environmental Coordinator
California Department of Parks & Recreation
Northern Service Center

Date

_____ _____

Dr. Mark Schrader, Deputy Director
Acquisition and Development

Date

MAY 6 2004

State of California

NORTHERN SERVICE CENTER

Memorandum

To: Gail Sevrens
Department of Parks and Recreation
Northern California Service Center
One Capitol Mall, Suite 500
Sacramento, CA 95814

Date: May 4, 2004

From: C Catelow
Robert W. Floerke, Regional Manager
Department of Fish and Game - Central Coast Region, Post Office Box 47, Yountville, California 94599

Subject: Negative Declaration (ND), Marine Education Center, Ano Nuevo State Reserve, Santa Cruz County SCH # 2004042050

The Department of Fish and Game (DFG) has reviewed the above referenced document, issued to provide CEQA compliance for a series of planned improvements to existing buildings and facilities at Ano Nuevo State Park. The Department of Parks and Recreation (DPR) is proposing to renovate three historic buildings (Dickerman Barn, Horse Barn and Creamery) to provide facilities for education, visitor services and administration, and to make various site improvements, including utility improvements, parking lot repair and minor expansion, the installation of a new path, and removal of a modular office currently on site.

After review of the document, we find that we are in general concurrence with the ND, with the following exceptions:

San Francisco garter snake: This species is listed as endangered under State law and also considered "Fully Protected" pursuant to the Section 5050 of the Fish and Game Code. Under Section 5050, no take of the snake can be approved except in specific cases, for scientific study or recovery actions. DFG, therefore, has stricter protections for San Francisco garter snake than are found under Federal statutes. We request that Mitigation Measure Bio-2 be revised to include this information. Whenever an approval is required or a contact made, both U. S. Fish and Wildlife Service and DFG must be included.

Because San Francisco garter snakes, California red-legged frogs and western pond turtles are very mobile, a morning survey may not be adequate for some parts of the work. In order to ensure the effectiveness of this mitigation, the monitor should remain at the work site for any of the site improvement activities where equipment larger than hand tools will be used.

Townsend's big-eared bats: The ND identifies potentially significant impacts to this species, primarily loss of a maternity colony in the Creamery building and possibly some habitat in the Dickerman barn as well. The proposed mitigation for this impact is that bats will be permanently excluded prior to the start of construction and that alternative roost sites (snags or live trees) will be sought out by a DPR approved biologist on DPR lands. In the event that such habitat is not found, DPR will consult with DFG to develop adequate mitigation in the form of artificial bat habitat.

Unfortunately we cannot concur that this proposal is adequate mitigation for the potential impact. Townsend's big-eared bats are generally considered to be the most threatened of the various bat species in California. As proposed, a maternity colony of the bat will be excluded from its roost site with no known alternative nearby. This will likely result in the elimination of the colony and a further decrease in the overall numbers of the species, results which are clearly significant impacts under the California Environmental Quality Act (CEQA). Searching nearby lands for alternative roost sites can be adequate mitigation, if there is sufficient evidence on record to indicate the search may be successful. Townsend's big-eared bats require very large cavities for colonies and are not generally known to roost in trees or snags. Historically, the species probably nested in large burn cavities in old growth redwoods, which may be the only tree large enough to provide a cavity of the necessary size. Since there are probably no trees of this type nearby, it is very unlikely that the survey will prove fruitful. As proposed mitigation, this leaves the final measure, development of artificial bat habitat in consultation with DFG.

Under CEQA, development of mitigation measures may be deferred only when it is infeasible to do so at the current time. While we agree that some aspects of this mitigation

may be unknown at this time, we believe there is adequate information available to develop potential mitigations. Since this is the case, we recommend that such measures be proposed at this time, as part of the current document. If they are not, we cannot concur that there is substantial evidence that impacts to Townsend's big-eared bats will be reduced to a less-than-significant level.

We would consider an adequate mitigation or plan for mitigation to include identification of specific sites that are complementary to the biological needs of the colony (i.e., within reasonable range, near food supply, of a large enough size and structure and in an area likely to be acceptable in terms of disturbance), a specific plan for exclusion of the existing colony and a monitoring program to follow the reestablishment of the colony. We recommend that the mitigation be developed by a qualified bat biologist, in coordination with DPR and DFG.

Please be advised that as this project may result in changes to fish and wildlife resources as described in the California Code of Regulations, Title 14, Section 753.5(d)(1)(A)-(G)[1], a de minimis determination is not appropriate, and an environmental filing fee as required under Fish and Game Code Section 711.4(d) should be paid to the Santa Cruz County Clerk on or before filing of the Notice of Determination for this project.

Questions regarding this letter and further coordination on these issues should be directed to Dave Johnston, Environmental Scientist, at (831) 475-9065; or Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

cc: Office of Planning and Research
State Clearinghouse
Post Office Box 3044
Sacramento, CA 95812-3044

U. S. Fish and Wildlife Service
2800 Cottage Way, W-2605
Sacramento, California 95825
Attention Mary Hammer

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1 http://ccr.oal.ca.gov/. Find California Code of Regulations, Title 14 Natural Resources, Division 1, Section 753

State of California • The Resources Agency Arnold Schwarzenegger, *Governor*

DEPARTMENT OF PARKS AND RECREATION • P.O. Box 942896 • Sacramento, CA 94296-0001 Ruth G. Coleman, *Director*
Northern Service Center
One Capital Mall - Suite 500
Sacramento, CA 95814

May 19, 2004

Robert W. Floerke
Regional Manager
Department of Fish and Game - Central Coast Region
Post Office Box 47
Yountville, California 94599

RE: Response to Comments
Mitigated Negative Declaration
Año Nuevo State Reserve Marine Education Center

Dear Mr. Floerke:

Thank you for your comments regarding the Mitigated Negative Declaration (MND) for the above project. Your interest in this project is appreciated and it is hoped that the following responses will help to answer some of your questions and concerns regarding this project.

1. San Francisco garter snake

Your comments indicated concerns about the mitigations for the San Francisco garter snake, which is listed as endangered under State law and also considered "Fully Protected" pursuant to the Section 5050 of the Fish and Game Code. You noted the following: (1) that whenever an approval is required or a contact made, both U.S. Fish and Wildlife Service and DFG must be included and (2) that a monitor needs to be present at the work site for any site improvement activities involving equipment larger than hand tools.

Accordingly, the following clarifications will be made to the Final MND:

Chapter 3, Section IV ., Biological Resources, Discussion a) (iii), Mitigation Measure BIO-2, page 40 will be clarified to make clear that the monitor will be at the work site for any site improvement activities where equipment larger than hand tools will be used. Specifically, Bullets 4 and 5 will be revised as follows:

- A Service-approved biologist will be present at the work site until instruction of workers has taken place and any sensitive habitat has been disturbed. After these activities have occurred, DPR will designate one or more persons to serve as biological monitors ~~for on-site compliance with all conservation measures~~, who will be present at the work site for any site improvement activities where equipment larger than hand tools will be used. The Service-approved biologist will ensure that this individual receives training in the identification of San

Francisco garter snakes and California red-legged frogs. In the event that either of these species are encountered in the project area during project construction by anyone, the State Representative will put work on hold at that specific location and contractors will be redirected to other tasks. If work is stopped, the Service shall be notified within one workday by the Service-approved biologist or the on-site biological monitor.

- The biological monitor will inspect the construction site at least each morning to ensure compliance by the contractor of all conservation measures ~~and to ensure that San Fancisco garter snakes and California red-legged frogs are not in the project area~~. Construction will occur in phases and each phase will be restricted to a certain section of the project site, therefore inspections will be focused in the active section, but will include the entire area.

Also, bullet 9 will be added as follows:

- Whenever U.S. Fish and Wildlife Service is contacted for approvals or consultation in any of the above measures, California Department of Fish and Game will also be contacted.

2. Townsend's big-eared bats

Your comments indicated that the mitigation for Townsend's big-eared bats might be inadequate since humane exclusion could occur with no known alternative nearby and that additional detail about artificial bat habitat should be included.

We will have alternative natural bat habitat identified and protected or artificial bat habitat available prior to the beginning of the bat maternity season following humane exclusion at the Creamery. Humane exclusion will be done in accordance with a plan developed by a DPR-approved biologist with approval from the Project Manager. Currently, construction is scheduled for Fall 2005, and humane exclusion of Townsend's big-eared bats would occur prior to the start of construction. We will therefore have either natural or artificial habitat available by February 2006, at the beginning of the next bat maternity season.

In August 2004, Paul Heady (Central Coast Bat Research Group, phone number: 831-662-1338) will conduct a Radio Telemetry Bat Roost Study to identify alternative roosts used by Townsend's big-eared bats in the vicinity of Año Nuevo State Reserve. If any alternative sites are located, they will be evaluated based on the biological needs of colony using criteria such as range from the existing Creamery roost site, proximity to a food supply, size and type of structure, potential disturbance events in the area, and the ability of DPR to fully protect the site. DFG will be consulted in the evaluation process.

If alternative natural sites are judged to be nonexistent or inadequate by DPR, then artificial bat habitat will be developed on site near the Creamery. The most

promising structure available near the Creamery that meets current DPR management directives regarding bats in State Parks is the Water Tank. As such, Paul Heady will also conduct a temperature study in the Creamery, Dickerman Barn and the Water Tank to ascertain what modifications may be necessary to the Water Tank to meet the biological needs of the colony. In addition, Paul Heady will be retained to offer design criteria necessary to convert the Water Tank to suitable maternity habitat.

If artificial habitat is established, a DPR approved biologist will monitor it for five years and will file an annual report that will be made available for DFG review. A monitoring plan will be developed that includes success criteria.

If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the maternity colony.

As such, Chapter 3, Section IV, Biological Resources, Discussion a) (iv), Mitigation Measure Bio-3, bullet 3 will be revised as follows:

- In the event that natural roost sites for Townsend's big-eared bats are not found on State Park lands, artificial bat habitat for the Townsend's big-eared bat will be developed ~~if deemed necessary by~~ in consultation with a DPR-approved bat biologist and Department of Fish and Game (DFG) ~~in order to mitigate loss of maternity habitat~~. A five-year monitoring plan will be developed with success criteria and an annual report will be available for DFG review. If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the Townsend's big-eared bat maternity colony.

3. Environmental filing fee

Your comments indicate that an environmental filing fee is required under Fish and Game Code Section 711.4(d), and that the fee should be paid to the Santa Cruz County Clerk.

As DPR, the lead agency for the project under CEQA, is a state agency, we are required to file our MND with the State Clearinghouse, Governor's Office of Planning and Research (OPR), as per CCR Section 15094(b). Under Fish and Game Code Section 711.4(d)(3) lead agencies may submit the negative declaration environmental filing fee to the Office of Planning and Research at the time of filing a Notice of Determination pursuant to Section 21108 of the Public Resources Code.

DPR filed the Draft MND and Notice of Completion with OPR on April 9, 2004 (SCH#2004042050), and anticipates filing a Notice of Determination with OPR on or about June 2. DPR has issued a check, #366-134658, payable to DFG/OPR, and

will submit that check to OPR when filing the Notice of Determination. Attached please find a photocopy of the check; at your request we would be happy to forward you a copy of the receipt after filing with OPR.

Thank you again for your comments. If you have any questions, I may be reached at (916) 445-8827 or gsevr@parks.ca.gov. State Parks looks forward to working with the Department of Fish and Game as we proceed with this project.

Sincerely,

Gail Sevrens
Environmental Coordinator

Attachment: photocopy of DPR check #366-134658

Cc: Tiffany Tauber, Environmental Coordinator

May 5, 2004

RECEIVED
MAY 6 2004
NORTHERN SERVICE CENTER

Gail Sevrens, Environmental Coordinator
California Department of Parks and Recreation
Northern Service Center
One Capitol Mall, Suite 500
Sacramento, CA 95814

Dear Ms. Sevrens:

SUBJECT: Comments on Draft Initial Study/Mitigated Negative Declaration for Marine Education Center at Ano Nuevo State Reserve

I am in receipt of the above-indicated document. Understanding that the project will require a Coastal Development Permit (CDP) from San Mateo County Planning and Building Division, and thus review under applicable policies of the Local Coastal Program, I have the following tentative comments at this time:

Section V. (Cultural Resources). While listed on or eligible for other historic designations, the subject historic buildings are also listed on the County's Historic Resource Inventory. As such, any alteration or modification of such resources must be reviewed by the County Resource Advisory Board (HRAB). While this need not occur now, I will agendize the project onto a future HRAB meeting upon your submittal of the required CDP. You or the project representative would be notified of and invited to attend that meeting.

Section XV. (Transportation/Traffic). The narrative states that this facility, upon completion, would not generate any additional visitors or traffic. While I understand that Ano Nuevo State Reserve already attracts a number of visitors annually, this particular project would essentially convert several historic buildings into facilities that would house offices, facilities for docents, meeting and museum areas, all generating additional employees/docents and visitors who would not otherwise (I assume) come here to view such facilities or attend such associated events. Additionally, since the parking lot shows only 5 spaces (two of which are ADA accessible), where will additional parking take place? Or is there additional parking that exists but occurs off-site, beyond the prepared site plan?

Thanks for the opportunity to comment at this stage of the project. If you have any questions, please contact me at 650/363-1837.

Sincerely,

David Holbrook
Senior Planner

DH:cdn - DJHO0567_WCN.DOC

cc: Terry Burnes, Planning Administrator
Jim Eggemeyer, Development Review Services Manager

ENVIRONMENTAL SERVICES AGENCY

Agricultural Commissioner/ Sealer of Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

PLANNING AND BUILDING
455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

State of California • The Resources Agency Arnold Schwarzenegger, *Governor*

DEPARTMENT OF PARKS AND RECREATION • P.O. Box 942896 • Sacramento, CA 94296-0001 Ruth G. Coleman, *Director*

Northern Service Center
One Capital Mall - Suite 500
Sacramento, CA 95814

May 18, 2004

Mr. David Holbrook
Senior Planner
County of San Mateo
Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Response to Comments
Mitigated Negative Declaration
Año Nuevo State Reserve Marine Education Center

Dear Mr. Holbrook:

Thank you for your comments regarding the Mitigated Negative Declaration (MND) for the above project. Your interest in this project is appreciated and it is hoped that the following responses will help to answer some of your questions and concerns regarding this project.

1. Project will require a Coastal Development Permit (CDP) from the San Mateo County Planning and Building Division.

   As you are aware, we are in the process of compiling the CDP application and Tiffany Tauber of our Central Service Center in Monterey is carrying it out. Her phone number is (831) 657-6306 and she will continue to work with you on the CDP.

2. Cultural resources.

   Your comments indicate that buildings involved in the project are listed on the County's Historic Resource Inventory, and therefore the County Resource Advisory Board (HRAB) must review the project activities. You indicate that you will put the project onto the agenda of the Board once you have received our CDP application.

   Dave Otto, Associate Architect, Northern Service Center will be the project representative to the Board. He may be reached at (916) 445-8684 or dotto@parks.ca.gov. Please contact him to coordinate the review.

   Based on your comments, the following changes will be made to the Final MND:

   <u>Chapter 3, Section V, Environmental Setting, Page 44, "Current Project", the following paragraph will be inserted following the 5th paragraph:</u>

The historic buildings are also listed on the County of San Mateo's Historic Resource Inventory, and therefore any alteration or modification to the buildings is subject to review by the County Resource Advisory Board (HRAB). DPR will work with the County to complete this review.

3. Transportation/Traffic.

Your comments inquire as to the possibility of the operation of the project generating an increase in visitors, employees, and docents, and, if so, where parking for these visits would take place.

As you noted in your comments, our narrative does state that the facility would not generate additional visitors or traffic (Section 2.7, page 13; Chapter 3, Section XIII, page 72; Chapter 3, Section XIV, page 74; Chapter 3, Section XV, page 77). However, clarification and explanation of this is in order.

The five parking spaces indicated in Appendix A, on Figure 3 "Preliminary Site Parking/Trenching" are resurfacing and restriping of existing parking spaces in order to meet Americans with Disabilities Act standards. Those spaces are located in the existing visitor parking lot, which has a capacity of approximately 130 vehicles, plus room for bus parking. Unfortunately, the photocopying of Figure 3 reduced the image quality and makes it very difficult to see the rest of the visitor parking lot on the plan. An updated version of Figure 3 will be included in the Final MND, and it clearly indicates the rest of the existing parking area, which will not have any changes under this project. This updated version of Figure 3 is attached, as well as a location map that shows the entire parking lot in relation to the buildings.

Based on your comments, the following changes will be made to the Final MND:

Chapter 3, Section XV, checklist item f), Page 76, will be changed as follows:

The "X" will be moved from "No Impact" to "Less than Significant Impact".

Chapter 3, Section XV, Discussion f), Page 77, will be changed as follows:

This project is not expected to increase the number of visitors to the project area. ~~It will not make any changes to existing parking areas.~~ The Creamery, a currently vacant building, will be used as an office facility on completion of the project. However, the current office facility, a temporary modular trailer, will be removed as part of the project. There will be no change in staffing levels, only a movement in office staff location.

The Dickerman Barn, currently used as a bookstore and visitor center, will remain in that capacity. There will be interior improvements, including upgraded exhibits. However, the limiting factor for visitation for Año Nuevo SR during the peak season is the number of visitors who can be accommodated on the guided walks into the rookery area of the Reserve. As these walks are essentially already at capacity and no new walks will be added, and as the vast majority of visitors come to participate in the walks, the total number of visitors should remain static.

The Horse Barn, currently used as storage, will be adapted to serve as a classroom and meeting room. One of the main functions to take place there will be docent training. This training currently takes place at the Reserve, either during weeknight evenings in the Dickerman Barn or on weekend days in the field. This project will move the nighttime trainings from the Dickerman Barn to the Horse Barn, with no increase in the number of docents. While there is a potential that a small number of additional after-hours docent trainings or community lectures could be scheduled in this facility, these would take place in the evenings or during the off-peak season, when there is either no public visitation or more-than-adequate parking.

~~No impact.~~ Less than significant impact.

Thank you again for your comments. If you have any questions, I may be reached at (916) 445-8827 or gsevr@parks.ca.gov. State Parks looks forward to working with the County of San Mateo as we proceed with this project.

Sincerely,

Gail Sevrens
Environmental Coordinator

Attachments: updated Figure 3 (Site Plan)
Title Sheet with Location Map showing parking

Cc: Tiffany Tauber, Environmental Coordinator
Dave Otto, Associate Architect

TABLE of CONTENTS

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CHAPTER 1
INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Marine Education Center Project at Año Nuevo State Reserve, San Mateo County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.,* and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq*.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less than significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency regarding specific project information is:

Lori Murchison – Project Manager
California Department of Parks and Recreation
Northern Service Center
One Capitol Mall - Suite 500
Sacramento, California 95814
(916) 445-8965

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted to:

Gail Sevrens – Environmental Coordinator
California Department of Parks and Recreation
Northern Service Center
One Capitol Mall - Suite 500
Sacramento, California 95814
Fax: (916) 445-9100
Email: gsevr@parks.ca.gov

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Marine Education Center Project at Año Nuevo State Reserve. Mitigation measures have also been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less than significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- Chapter 2 - Project Description.
  This chapter describes the reasons for the project, scope of the project, and project objectives.

- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less than significant level.

- Chapter 4 - Mandatory Findings of Significance.
  This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- Chapter 5 - Summary of Mitigation Measures.
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- Chapter 6 - References.
  This chapter identifies the references and sources used in the preparation of this IS/MND.

- Chapter 7 - Report Preparation.
  This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed Marine Education Center Project would result in less than significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, an MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

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CHAPTER 2
PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Marine Education Center Project at Año Nuevo State Reserve (SR). The proposed project would rehabilitate the existing historic Horse Barn, Dickerman Barn, and Creamery Building and adapt their uses to a Marine Education Center to provide educational and interpretive opportunities for visitors to Año Nuevo SR.

2.2 PROJECT LOCATION

Año Nuevo State Reserve (SR) is located in an unincorporated area of the County of San Mateo, south of the community of Pescadero, totaling approximately 1,100 acres. The park is bounded by the Pacific Ocean to the west, private property to the south, State Route 1 to the east, and private agricultural property to the north. The park includes rocky coastline, sandy beaches, migrating sand dunes, marine terraces, and rock outcroppings.

Park facilities are limited to day use.

2.3 BACKGROUND AND NEED FOR THE PROJECT

The purpose of Año Nuevo SR, as noted in the 1979 General Plan (GP), is to:

> "…make available for public enjoyment, in an essentially natural condition, the scenic, biological, ecological, and cultural values of the California coastline, in the vicinity of Año Nuevo Point.…The endangered San Francisco garter snake shall also receive full protection. Day-use recreational activities necessary to permit people to enjoy the natural values of this location, and that will not conflict with these values, are appropriate. Every effort shall be made to provide full protection for unrestricted use of the rookery by the pinniped population. Archeological and historical values that exist in the unit shall be protected and interpreted."[1]

There is a profound lack of space for the various programs, exhibits, and orientations at the Reserve. An orientation room/classroom is needed. Currently, visitor orientations are given outdoors or, in the case of the inclement weather that is prevalent at the Reserve during the peak visitation season (December through March), in the busy gallery of the Dickerman Barn (Visitor Center). There is also only limited space for on-site training for docents and volunteers. The flow of park visitors needs to be managed properly and adequately so that the protected resources are not damaged.

The GP also states as part of the resource management policy of DPR vis-à-vis Año Nuevo SR should be to "[p]reserve and maintain the nineteenth-century structures associated with the Steele Ranch, that have both local and statewide significance" (DPR, 1979, p. 41).

[1] DPR, San Mateo Coast Area General Plan, 1979, p. 36.

In order to meet resource management directives, the GP further states that "[t]he barns shall be repaired and used for some interpretive purpose, in addition to their storage capability…The creamery is the original residence on the property, and its decay shall be arrested and the building stabilized." (DPR 1979, pp. 46-47)

The allowable use intensity in the GP for the project site is designated as "high," providing for such uses as an amphitheater, picnicking, and day use parking. Cultural resource sensitivity, meanwhile, is designated as "extreme sensitivity." (DPR 1979, figures 25b and 26b)

The General Plan calls for DPR to "Adapt existing Steele Ranch headquarters for administration an[d] interpretive uses." (DPR 1979, p. 176)

2.4 PROJECT OBJECTIVES

The intent of this project is to adapt historic structures at the Steele Ranch complex at Año Nuevo SR for use as a Marine Education Center.

The proposed project is expected to:

- Rehabilitate three historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer;
- adapt use of these buildings to:
    - provide educational and interpretive opportunities to visitors to the Reserve;
    - provide classrooms and training space for Reserve docents and staff;
    - provide new and enhanced interpretive exhibits;
    - provide office space for Reserve staff; and
- provide improved disabled accessibility, in compliance with the Americans with Disabilities Act (ADA).

Additionally, this project furthers the Seventh Generation 2001, Strategic Initiatives of the Department's mission, by contributing to the following objectives:

- Increase leadership in natural resource management
- Increase diversity
- Increase leadership in parks and recreation
- Focus on cultural resources
- Expand recreational opportunities

2.5 PROJECT DESCRIPTION

The project consists of rehabilitation of three historic buildings, their adaptive reuse as a Marine Education Center, and related utility and site improvements.

In general, the project will consist of:

- Removal of existing nonhistoric building elements, repair or replacement of missing historic fabric and construction of new elements for the proposed new use.
- Refurbishing of historic building fabric and finishes, upgrading the existing structural system for vertical and lateral loads, and upgrading building mechanical, electrical, and plumbing systems to meet proposed uses.

- Rehabilitation of the building exterior and construction of new stairs and other exitways to comply with health and safety codes.
- Removal of existing modular trailer office.
- Museum collection purchasing, cataloging, packing, moving, and storage of exhibits and objects located in various buildings throughout the park in order to protect them from construction activities and prepare them for use in interpretive exhibits.
- New enhanced interpretive exhibits including communication, electrical, and audiovisual equipment.
- Improvements to the site including path of travel, utility distribution systems, and fencing.

Specific project elements are as follows:

Dickerman Barn

As the first point of contact for the visiting public, the Dickerman Barn will continue to contain the main interpretive exhibit space, the ticket counter, and bookstore.

- Reroof building with wood shingles
- Repair/replace deteriorated wood siding
- Repaint exterior of building
- Remove nonhistoric interior walls in exhibit area
- Install new interpretive exhibit walls per interpretive requirements

Horse Barn

The Horse Barn will contain a media room for public orientations, training rooms and support space for docents, and space for a nighttime lecture series. The second floor will be used as storage space; there will be no public access to the second floor.

- Repair foundation
- Repair/replace wood structure at grade
- Repair/replace flooring
- Repair ceiling framing
- Repair/replace approximately 20 percent of exterior studs
- Repair roof framing
- Repair existing doors
- Repair/replace siding
- Reroof with wood shingles
- Relocate stairs
- Add plywood sheathing at loft
- Construct inner sealed wall on first floor exterior wall
- Add exit door
- Add new interior walls
- Add new entrance doors
- Add new counter and sink
- Add new heat
- Add new electrical
- Add insulation
- New exterior paint

Creamery

The Creamery will serve as the central administrative center for the Reserve, replacing the function of the existing modular trailer office that will be removed. The Creamery will include administrative offices, volunteer/park staff meeting and conference rooms, and a staff restroom.

- New foundation
- Repair/replace wood structure at grade
- Repair/replace flooring
- Repair ceiling framing
- Repair/replace exterior and interior studs
- Repair/replace roof framing
- Repair existing doors
- Reroof with wood shingles
- Repair stairs
- Repair flooring
- Remove interior siding repair and reinstall
- Repair/replace exterior siding
- Add interior doors
- Add new interior walls
- Add new entrance doors compliant with Americans with Disabilities Act (ADA) standards
- Add new counter, sink, and toilet
- Add new heat
- Add new electrical
- Add insulation
- New exterior paint

Site Improvements

- Provide new underground electrical power from the power pole near existing modular office to Dickerman Barn to serve all three buildings in the complex (ground disturbance will consist of dedicated electrical trench of 1 foot wide x 3 feet deep x 50 feet long and shared utility trench listed below)
- Provide a new underground wastewater line from the Creamery to the existing septic tank near the modular office (ground disturbance will consist of shared utility trench 2 feet wide by 3 feet deep by 280 feet long)
- Provide water to Creamery and Horse Barn
- Provide LPG to Horse Barn
- Modify path adjacent to Dickerman Barn for correct ADA-compliant slope
- Repair nonpaved path from visitor parking lot (ground disturbance 6 feet wide x 3 inches deep x 200 feet long)
- Modify existing disabled access-compliant parking stalls for correct slope at visitor parking lot
- Reseal and restripe visitor parking lot
- Remove modular office building and replace with gravel parking for staff
- Provide path and paving to Horse Barn with protection for below-grade adobe structure

2.6 PROJECT CONSTRUCTION

Construction for this project is expected to begin after September 2005 and would take approximately one year to complete. During this time the park will remain open, although the areas of the site under active construction would be restricted to authorized personnel only. Work would normally occur Monday through Friday, 8 a.m. to 5 p.m., unless permission is granted by the Construction Supervisor and the Park District for other hours.

Heavy equipment, such as backhoes, excavators, graders, bulldozers, concrete trucks, small cranes, and dump trucks, may be used during construction. Most equipment would be transported to the site and remain until the associated work is completed. Designated staging areas for the project would be within Año Nuevo SR boundaries. Transport vehicles for building components, material delivery trucks, and crew vehicles would also be present intermittently at the site.

2.7 VISITATION TO AÑO NUEVO STATE RESERVE

The peak period of visitor use is December 16 through March 31, which is the main elephant seal viewing season. During the off-season, visitation is usually greatest on the weekends.

Year	Total Visitation
1997/1998	156,000
1998/1999	161,000
1999/2000	150,000
2000/2001	161,000

Work on the Dickerman Barn, which houses the Visitor Center, would require closure of the building to the public. However, work will be scheduled to avoid the high-visitation period of December 16 through March 31, unless otherwise approved by the Park District.

There is no anticipated impact from the project on the level of visitation at Año Nuevo SR.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

For more information, see Chapter 3, Section IX, Land Use and Planning.

2.9 DISCRETIONARY APPROVALS

DPR has approval authority for implementation of projects within the boundaries of Año Nuevo State Reserve. However, the following permits and/or consultations may also be required before work can begin:

- Coastal Development Permit from the County of San Mateo

This project will adhere to “California Code of Regulations – Title 24 California Building Standards Code” and applicable local engineering regulations/ordinances of San Mateo County.

2.10 RELATED PROJECTS

No additional work is planned, except as included in this project, in the vicinity of the project site for the foreseeable future.

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CHAPTER 3
ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Marine Education Center
2.	Lead Agency Name & Address:	California Department of Parks and Recreation
3.	Contact Person & Phone Number:	Lori Murchison - Project Manager (916) 445-8965 Gail Sevrens - Environmental Coordinator (916) 445-8827
4.	Project Location:	Año Nuevo State Reserve, San Mateo County, California
5.	Project Sponsor Name & Address:	California Department of Parks and Recreation Northern Service Center One Capital Mall - Suite 500 Sacramento, California 95814
6.	General Plan Designation:	State Reserve (Classification) General Plan (1979) Public Recreation (San Mateo County General Plan 1986)
7.	Zoning:	Planned Agricultural District (San Mateo County)
8.	Description of Project:	Refer to Chapter 2, Section 2.5 of this document
9.	Surrounding Land Uses & Setting:	Refer to Chapter 3 of this document (Section IX, Land Use Planning)
10.	Approval Required from Other Public Agencies	Refer to Chapter 2, Section 2.9 of this document

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☒ None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

_____ _____

Gail Sevrens Date

Environmental Coordinator

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.

4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:

   a) Identify the earlier analysis and state where it is available for review.

   b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.

   c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.

6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.

7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.

8. Explanation(s) of each issue should identify:
   a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
   b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

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ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

Año Nuevo State Reserve (ANSR) is located in a highly scenic area along the Pacific coast, off State Route 1 in San Mateo County, approximately 50 miles south of San Francisco and 20 miles north of Santa Cruz. The Reserve is comprised of approximately 1,100 acres of rocky coastline, sand beaches, migrating sand dunes, marine terraces, and rock outcroppings.

The ANSR General Plan cites the Reserve's sand dunes, lack of development, creek and wetland areas, and pinniped populations as scenic resources (DPR, 1979, pp. 32-33). The General Plan also rated ANSR at the highest level for quality of naturalness, feeling of wildness within and surrounding the unit, and most remote (DPR, 1979, p. 144).

The project will take place within the historic Steele Ranch complex, which includes the Creamery, the Dickerman Barn, and the Horse Barn. The project does not involve new development but rather the modification of existing structures for a new use.

The Visual Resources Component of the 1998 Local Coastal Program Policies for San Mateo County calls for the preservation of scenic resources and views. Most of the provisions apply to new development, not reuse of existing development as the project proposes. However, the LCP Visual Resources Component does include provisions for the protection of "Vegetative Forms," which is defined in the LCP as "naturally occurring or introduced vegetation that grows in the Coastal Zone." The applicable LCP policies include the following:

8.9 Trees

a. Locate and design new development to minimize tree removal.…

d. Protect trees specifically selected for their visual prominence and their important scenic or scientific qualities.…

8.10 Vegetative Cover

Replace vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological characteristics of the area.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION

a) The proposed project involves reuse of existing buildings. The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The proposed utility work will occur underground and will not introduce any new, permanent structure into the viewshed. The project involves trenching and excavation, which would result in open trenches, exposed soil and stockpiles, and heavy equipment at the site, temporarily impairing views to and across the site during construction. However, the project would not block or interfere with any scenic vistas provided by the project area. Further, the project is consistent with applicable policies of the Visual Resources Element of the San Mateo County Local Coastal Program Policies in that the proposed project does not involve any tree removal, and all vegetation removed during construction (e.g., trenching) will be replaced with native vegetation. Less than significant impact.

b) Año Nuevo SR is located adjacent to State Route 1 in an area where the highway has been declared by the Legislature as a “scenic highway.” The views from these roadways encompass scenic features that are important to the region such as the ocean, bluffs, upland forested areas, open space, and Año Nuevo Island. The proposed project would not affect any geologic features or substantially damage any scenic resources of the area. Some existing vegetation, comprised primarily of nonnative landscaping, would be removed. However, the project will be designed and constructed such that the removal of trees will be avoided. All disturbed areas will be revegetated with native species following construction in a manner that will reestablish aesthetic conditions to preproject levels. As stated in **Mitigation Measure CULT-2,** the project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. In order to do so, the property will: “be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships.” Overall, the footprint and building envelope will be retained during the rehabilitation. Historic materials, features, and spaces will be retained. Distinctive features, finishes, and construction techniques that characterize the property will be

retained and preserved. The incorporation of **Mitigation Measure CULT-2** will mitigate project impacts to a less than significant level.

c) The proposed project requires trenching for the installation of new utility lines. This ground disturbance will result in the removal of vegetation and will create exposed soil and soil stockpiles during construction. The presence of construction equipment, disturbed vegetation, and exposed soil will have a temporary visual impact on the area. Project construction is expected to take approximately one year to complete, and will be done in phases. Following construction, the excavated material will be replaced and all disturbed areas will be revegetated with native vegetation. Although construction activities may have a limited temporary impact on the view for those visiting the Reserve, obstructions would be extremely limited and exposure of brief duration. There will be no long-term or permanent adverse impact to the overall appearance of the area. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. Less than significant impact.

d) The project site is closed to the public during nighttime hours and is not visible from outside the Reserve. The project might include up to four low-wattage pathway safety lights between the parking lot and the Horse Barn for nonpublic nighttime uses of the Reserve, such as docent training. However, this lighting will be directed onto the pathway, will not be visible from outside the Reserve, and thus will not create a new source of substantial light that would impact views.

It is expected that all construction work for the proposed project will be limited to daylight hours, eliminating the need for work lights. However, emergency situations could require minimal use of exterior construction lights on a limited basis. If nighttime lighting is required during construction, work areas would be confined to a maximum of a few hundred feet at any one time. The project site is not visible from outside the Reserve. Therefore, the project would have a less than significant impact.

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II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Año Nuevo SR is a state-owned, 1,100-acre Reserve, located west of State Route 1 in southern San Mateo County. Approximately 30 years prior to the State's purchase in 1971, irrigation technology brought intensive row-crop farming to the Año Nuevo area. Windbreaks of Monterey cypress were planted, irrigation ponds were built, and straight rows of Brussels sprouts were planted in the area just east of Año Nuevo Point. Currently, recolonizing plants are slowly removing any trace of previous agricultural activity.

Land adjoining the park to the east is privately owned and is used for agricultural purposes. State natural reserves consist of areas selected and managed for the purpose of preserving their native ecological associations, unique faunal or floral characteristics, geological features, and scenic qualities in a condition of undisturbed integrity (PRC § 5019.65). The park itself has a planning designation of "Recreation" and is zoned "Planned Agricultural District." However, the site does not support any agricultural operations or farmland.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a-c) As noted in the Environmental Setting above, Año Nuevo SR is zoned "Recreation" and does not support any agricultural operations or farmland. This is a historic building rehabilitation project and contains no component that would interfere with the use or result in the conversion of agricultural land to a non-agricultural use. Although some land adjoining the park is used for agricultural purposes, as defined by the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, this project would have no effect on any category of California Farmland, conflict with any existing zoning for agricultural use or Williamson Act contract, or result in the conversion of Farmland to non-agricultural use.

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III. AIR QUALITY.

ENVIRONMENTAL SETTING

Año Nuevo SR is located in San Mateo County, within the southwestern portion of the San Francisco Bay Area Air Basin (SFBAAB), and falls under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) and United States Environmental Protection Agency (US EPA) Region IX.

The San Francisco Bay Area Air Basin is characterized by cool summers, mild winters, and infrequent rainfall. The atmospheric processes often combine to restrict the ability of the atmosphere to disperse air pollution. Frequent dry periods occur during the winter when ventilation (rapid horizontal movement of air and injection of clean air) and vertical mixing are low, and pollutant levels build up. During rainy periods, however, ventilation and vertical mixing are usually high, leading to low levels of air pollution.

Both the State and Federal governments have established health-based Ambient Air Quality Standards (AAQS) for six air pollutants: carbon monoxide (CO), nitrogen dioxide (NO_2), ozone (O_3), lead (Pb), suspended particulate matter (PM_{10}, or particulate matter less than 10 microns in diameter), and sulfur dioxide (SO_2). These six pollutants are known to have adverse effects on human health and the environment. In addition, the State has set standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride (VC), and visibility-reducing particles (VRPs).

The Bay Area Air Quality Management District (BAAQMD) measures five air pollutants in San Mateo County at a test site in Redwood City. These are: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and suspended particulate matter (PM_{10}). The major pollutants of concern in the San Francisco Bay Area Air Basin include ozone (O_3), suspended particulate matter (PM_{10}), and carbon monoxide (CO).

San Francisco Bay Area Air Basin Air Quality Designations
An area is designated in attainment if the state or federal standard for the specified pollutant was not violated at any site during a three-year period. An area is designated in nonattainment if there was at least one violation of a state or federal standard for the specified pollutant within the area boundaries. An area is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment.

Ozone
Ozone results from a chemical reaction that takes place in the atmosphere between nitrogen dioxide and reactive organic gases under the photochemical influence of sunlight. While ozone in the upper atmosphere is beneficial and helps reflect radiation away from the Earth's surface, it is an irritant to people's eyes and lungs when it exists in the lower atmosphere.

The SFBAAB continues to experience violations of both the State and Federal ozone standards and these violations pose challenges to State and local air pollution control agencies (ARB Almanac, 2003). California's standards for ozone are more stringent than Federal standards. The California standard for ozone is 0.09 parts per million (ppm) compared to the federal standard of 0.12 ppm. Emissions of ozone precursors have generally decreased in the SFBAAB for both mobile and stationary sources, despite a significant increase in vehicle miles traveled (VMT), and overall ozone concentrations have decreased slightly for 1999, 2000, and

2001 (ARB Almanac 2003). San Mateo County experiences relatively few days on which ozone levels exceed State or Federal standards (Community Assessment, 2001). According to the 2002 Bay Area Air Pollution Summary, the Redwood City test station did not record any days that exceeded either the State or Federal ozone standards (ARB Almanac, 2003). However, the County's cleaner air may be largely due to prevailing winds that carry pollution elsewhere (Community Assessment, 2001). As of 2002, the SFBAAB was in nonattainment with respect to State and Federal standards for ozone.

Particulate Matter (PM_{10})

Particulate matter (PM_{10}) is a major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, or mists. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to enter the air sacs deep in the lungs where they may be deposited and result in adverse health effects. Smoke, composed of carbon and other products of incomplete combustion, is the most obvious form of particulate pollution. PM_{10} also causes visibility reduction. PM_{10} levels are reported as 24-hour average concentrations in $\mu g/m^3$ (weight of particles in micrograms per one cubic meter of air).

California's standards for particulate matter are more stringent than Federal standards. The California standard for suspended particulate matter is 30 micrograms per cubic meter ($\mu g/m^3$) compared to the Federal standard of 50 $\mu g/m^3$). The annual mean concentration of PM10 in the SFBAAB has been declining since 1988 (ARB Almanac, 2003). San Mateo County has not exceeded the Federal standard for PM_{10} in the past decade. According to the 2002 Bay Area Pollution Summary, the Redwood City test station recorded just one day above the State PM_{10} standard (ARB Almanac, 2003). As of 2002, the SFBAAB was in nonattainment with respect to State standards for PM_{10} and unclassified with respect to Federal standards.

Carbon Monoxide (CO)

Local air monitoring stations determined that the State and Federal CO AAQS were not exceeded in San Mateo County during the last 10 years. Because there were no violations of the state or federal CO standard during a continuous three-year period, the BAAQMD granted attainment status in 1995 for CO.

Other Pollutants

The SFBAAB is in attainment with California standards for sulfates and unclassified for hydrogen sulfide (CARB Area Designations Maps/State and National, 2002). According to the California Air Resources Board (2002), all areas in the State are either in attainment or unclassified under state standards for nitrogen dioxide, sulfur dioxide, lead, and visibility reducing particles. All areas in the State are either in attainment or unclassified for federal standards for nitrogen dioxide and sulfur dioxide.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

DISCUSSION

a) The proposed project would occur at Año Nuevo SR, located in San Mateo County. Work proposed by this project, and any associated emissions, would not conflict with or obstruct the implementation of any applicable air quality management plan. No impact.

b,c) The proposed project would not emit air contaminants at levels that, by themselves, would violate any local, state, or federal ambient air quality standard, or contribute to a permanent or long-term increase in any air contaminant. However, project construction would generate short-term emissions of fugitive dust (PM_{10}) and involve the use of equipment that would emit ozone precursors (i.e., reactive organic gases [ROG] and nitrogen oxides, or NOx). Construction-related emissions are generally short-term in duration, but may still cause adverse air quality impacts. Increased emissions of PM_{10}, ROG, and NOx could contribute to existing nonattainment conditions and interfere with achieving the projected attainment standards. Consequently, without mitigation, construction emissions would be considered a potentially significant short-term adverse impact.

The BAAQMD has identified a set of PM_{10} control measures for construction activities, including “Basic Measures” to be implemented at all construction sites regardless of size, and “Enhanced Measures” to be implemented at construction sites greater than four acres, where PM_{10} emissions are generally higher (*BAAMD CEQA Guidelines – Assessing the Air Quality Impacts of Projects and Plans,* 1999). The size of the construction site for this project, including the staging area, will be less than one acre.

The BAAQMD does not require construction emissions to be quantified. With the implementation of adequate control measures, air quality impacts associated with construction are considered to be less than significant. Therefore, implementation of the following mitigation measures--BAAQMD's "Basic Measures"--as appropriate and feasible, in accordance with the BAAQMD guidelines, would reduce potential air quality impacts to a less than significant level.

MITIGATION MEASURE AIR-1 BASIC CONTROL MEASURES
• All active construction areas will be watered at least twice daily during dry, dusty conditions. • All trucks hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard. • All unpaved access roads, parking areas and staging areas at construction sites will be watered three times daily or stabilized with nontoxic soil stabilizers as needed during dry, dusty conditions. • All paved access roads, parking areas, and staging areas at construction sites will be swept daily with water sweepers during dry, dusty conditions as needed. • Any visible soil material carried onto adjacent public streets will be swept with water sweepers as needed.

d) As noted in Discussion III(b,c) above, project construction has the potential to generate dust and equipment exhaust emissions. Año Nuevo SR is actively used by visitors for a variety of recreational purposes. The proposed project is expected to take approximately one year to complete. During this time, the park would remain open to public access with the exception of areas immediately surrounding construction work, including the Visitor Center in the Dickerman Barn. However, construction activities will be phased so that closure of the Visitor Center will be of limited duration, on a schedule approved by park staff, and will not take place during the December 16 through March 31 period of peak visitation. Visitors utilizing the areas immediately adjacent to construction operations may be exposed to increased pollutant concentrations (e.g. dust, vehicle exhaust). The project is not located near any known sensitive receptors, such as a school, hospital, or residential area (there is one State Park employee residence nearby). (The nearest sensitive receptor is the Costanoa Lodge, a hotel, located approximately two miles away.) Use of trails and facilities at Año Nuevo State Reserve is a discretionary act; therefore, park visitors with conditions that make them sensitive to these emissions would have the option of avoiding the area altogether or remaining in portions of the park that would be upwind or protected from blowing dust or other emissions. Several other open space and recreation areas are located within the immediate vicinity of Año Nuevo SR that would provide alternative outdoor recreation opportunities to the public should they choose to avoid the project area during construction. Emission reductions, as indicated in **Mitigation Measure AIR-1** above, and the availability of areas a sufficient distance from construction activities to limit public exposure to emissions, would reduce any potentially adverse impact to a less than significant level.

e) The proposed work would not result in the long-term generation of odors. Construction-related emissions may result in a short-term generation of odors, including diesel exhaust

and fuel vapors. These odors might be considered objectionable by some park visitors and personnel. However, because construction activities would be short-term and odorous emissions would dissipate rapidly in the air with increased distance from the source, visitor exposure to these odors would be extremely limited [see (d) above]. Potential odor impacts would be considered less than significant.

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IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

Año Nuevo State Reserve lies on the central coast of California, and the entire Reserve is located within one mile of the shore. The coastal fog, wind, and rain have a controlling influence on vegetation. The Reserve supports several vegetation types, including coastal dune, coastal sage scrub, closed-cone pine forest, riparian forest, and freshwater marsh. Former agricultural fields have been invaded by coyote bush and bush lupine, and these sites will eventually return to coastal scrub.

Although the area underwent intensive human use in the past, the Reserve and surrounding coast remains largely undeveloped and has regained some of its wild character. The islands and beaches provide undisturbed habitat for a colony of elephant seals and other marine mammals, along with many species of sea birds and shorebirds. Above the beaches and coastal bluffs, abandoned farmland continues to revert to natural habitats. Streams and ponds (both natural and artificial) occur throughout the Reserve.

The biological significance of the Reserve is recognized by its inclusion within protected zones. The Reserve lies adjacent to the Monterey Bay National Marine Sanctuary. Año Nuevo Point and Island are designated among the California Coastal Commission's "Critical Coastal Areas." The shoreline, islands, and adjacent marine area of the Reserve are identified as an Area of Special Biological Significance by the Central Coast Regional Water Quality Control Board. The Reserve includes designated critical habitat for the federal Threatened California red-legged frog *(Rana aurora draytonii)* and western snowy plover *(Charadrius alexandrinus nivosus),* and is a target unit for the recovery of the federal and State Endangered San Francisco garter snake *(Thamnophis sertalis tetrataenia).*

The project site, at the historic Steele Brothers Dairy, is a relatively disturbed area due to facilities development and heavy visitor use. Important natural habitats immediately adjacent to the project site include the riparian zone along Año Nuevo Creek and a rare natural stand of Monterey Pine Forest. The project site is within approximately 40 feet of Año Nuevo Creek, and is approximately 1,000 feet from the ocean at the mouth of Año Nuevo Creek and Cove Beach.

Vegetation

Vegetation within the project site includes two distinct vegetation series (= plant community), as defined by the Sawyer/Keeler-Wolf (1995) classification system. These are a California Annual Grassland Series and Coyote Brush Series.

Special-Status Species[2]

Sensitive biological resources that occur or potentially occur on the proposed project site are discussed in this section. Sensitive biological resources include the plants and animals that have been given special recognition by federal, state, or local resource agencies and organizations. Also considered are habitats that are listed as critical for the survival of a listed species or have special value for wildlife, and plant communities that are unique or of limited distribution. The species evaluated are listed in Appendix B. Specific information on the biological resources is provided along with potential impacts to those resources from the proposed rehabilitation and repair of historic structures.

The U.S. Fish and Wildlife Service (USFWS or Service) provided an official list of sensitive species that may be present in the project area or may be affected by the project (October 2003). Sensitive species includes Threatened and Endangered plant and wildlife species, and California Species of Special Concern (species that receive protection because of declining populations, limited ranges, and/or continuing threats that make them vulnerable to extinction). All sensitive species and their habitats were evaluated for potential impacts by this project. A query of the California Department of Fish and Game's Natural Diversity Database (CNDDB 2003) was conducted for locations of sensitive species and habitats within the Franklin Point and Año Nuevo 7.5-minute USGS quadrangle maps and San Mateo County. Special-status plant species potentially occurring in the Año Nuevo and Franklin Point quadrangle maps were derived from the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California (6th edition, electronic version, 2001).

THREATENED AND ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN

The following species are identified by the CNDDB, CNPS, and U.S. Fish and Wildlife Service as occurring or potentially occurring in the two USGS quadrangles encompassing the proposed project site and adjacent habitats. Nineteen special-status plant species, 24 wildlife species, and three plant communities appear on the US Fish and Wildlife species lists for the Año Nuevo and Franklin Point USGS quadrangle maps.

Plant Species Potentially Occurring Within the Project Area

Filiform anomobryum moss *(Anomobryum filiforme)* – This CNPS List 2 species occurs in broadleaf upland forest, lower montane coniferous forest, and north coast coniferous forest. It is found on damp rocks and soil between 300 and 3,000 feet. It is highly unlikely that this species exists in or near the project area due to the site's low elevation and because habitat is lacking.

[2]For the purposes of this document, special-status species are defined as plants and animals that are legally protected or that are considered sensitive by federal, state, or local resource conservation agencies and organizations. Specifically, this includes species listed as state or federally Threatened or Endangered, those considered as candidates for listing as Threatened or Endangered, species identified by the USFWS and/or CDFG as Species of Concern, animals identified by CDFG as Fully Protected or Protected, and plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (i.e., plants on CNPS lists 1 and 2).

Elongate copper-moss (*Mielichhoferia elongata*) – This CNPS List 2 species occurs in cismontane woodland between 1,600 and 4,200 feet elevation. It is found growing on sites with metamorphic rock that are usually moist during spring. It is highly unlikely that this species exists in or near the project area due to the site's low elevation and because habitat is lacking.

Santa Cruz cypress (*Cupressus abramsiana)* – This Federal and State Endangered and CNPS List 1B species occurs in yellow pine and closed-cone pine/cypress forests in the Santa Cruz mountains near the San Francisco Bay area. It is not possible that this species exists in or near the project area because habitat is lacking.

Monterey pine *(Pinus radiata)* – This CNPS List 1B species occurs on the central coast of California, in closed-cone pine forest and oak woodland, below 4,000 feet. The closest natural stand of this species is located on private lands more than a half-mile from the project site.

Blasdale's bent grass *(Agrostis blasdalei)* – This CNPS List 1B species occurs in dunes, gravelly soils in coastal bluffs, and shrubland. It is found on the north coast and central coast of California. However, it is highly unlikely that this species exists in or near the project area because habitat is lacking.

Bent-flowered fiddleneck *(Amsinckia lunaris)* – This CNPS List 1B species occurs in open woods. It is found in the San Francisco Bay Area. It is highly unlikely that this species exists in or near the project area or surrounding areas because wooded habitat is fragmented and mostly lacking native habitat components.

Schreiber's manzanita *(Arctostaphylos glutinosa)* – It is not possible that this CNPS List 1B species occurs in or near the project area because habitat is lacking.

Northern coastal marsh milkvetch *(Astragalus pycnostachyus* var. *pycnostachyus)* – This CNPS List 1B species occurs on the central coast of California, and is found in coastal marshes and seeps. It is highly unlikely that this species exists in or near the project area because habitat is lacking.

Large-leaved filaree *(Erodium macrophyllum)* – This CNPS List 2 species occurs in central western California. It is found on open sites in grassland and shrubland. Although not known to exist at Año Nuevo State Reserve, the species may be present.

Coast wallflower *(Erysimum ammophilum)* – This CNPS List 1B species occurs on the central coast near Monterey Bay. It is found in coastal dunes. It is unlikely that this species exists in or near the project area because suitable dune habitat is more than one mile from the project site.

Kellogg's horkelia *(Horkelia cuneata* ssp. *Sericea)* – This CNPS List 1B species occurs in old dunes and coastal sandhills on the central coast of California. The species is threatened by coastal development. Although not known to exist at Año Nuevo State Reserve, the species may be present.

Point Reyes meadowfoam *(Limnanthes douglasii* ssp. s*ulphurea)* – This State Endangered and CNPS List 1B species occurs in San Mateo County in wet meadows of coastal prairie. It is not possible that this species exists in or near the project area because habitat is lacking.

Franciscan thistle *(Cirsium andrewsii)* – This CNPS List 1B species occurs on the central coast of California on bluffs, in ravines and seeps, and sometimes on serpentine. It is reported to be probably extirpated in San Mateo County. It is highly unlikely that this species exists in or near the project area.

San Francisco popcornflower *(Plagiobothrys diffusus)* – This State Endangered and CNPS List 1B species occurs in valley and foothill grassland and coastal prairie. It has been found on grassy slopes with marine influence between 200 and 1,600 feet elevation. Although not known to exist at Año Nuevo State Reserve, the species may be present.

Choris's popcornflower *(Plagiobothrys chorisianus* var. *chorisianus)* – This CNPS List 1B species occurs on the central coast of California and southwest San Francisco Bay Area, below 300 feet elevation. It is found in grassy and moist places, coastal scrub, and chaparral. Although not known to exist at Año Nuevo State Reserve, the species may be present.

Pine rose *(Rosa pinetorum)* – This CNPS List 1B species occurs in pine woodlands and canyons below 1,000 feet. Although not known to exist at Año Nuevo State Reserve, the species may be present.

San Francisco campion *(Silene verecunda* ssp. v*erecunda)* – This CNPS List 1B species occurs on the central coast of California and San Francisco Bay Area. It is found in sandy soils, coastal bluffs, and chaparral, below 1,300 feet. It is unlikely that this species exists in or near the project area because suitable habitat is fragmented and mostly lacking native habitat components.

Santa Cruz microseris *(Stebbinoseris decipiens)* – This CNPS List 1B species occurs in broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie, and coastal scrub. It is found in open areas in loose or disturbed soil, between 30 and 1,600 feet. Soils are usually derived from sandstone, shale, or serpentine, and are located on seaward slopes. It is unlikely that this species exists in or near the project area because suitable habitat is fragmented and mostly lacking native habitat components.

Santa Cruz clover *(Trifolium buckwestiorum)* – This CNPS List 1B species occurs in the southwest San Francisco Bay area in Santa Cruz County, below 1,800 feet. It inhabits coastal prairie, broadleaved upland forest, and cismontane woodland. It is found in moist grassland and grassy or waste areas. The species is endemic to Santa Cruz County. Although not known to exist at Año Nuevo State Reserve, the species may be present.

Animal Species Potentially Occurring Within the Project Area

Black Abalone *(Haliotis cracherodii)* – a Candidate species for federal listing. Abalone are found in the rocky intertidal zone, where they grow slowly and may live for decades. They feed on the fronds of giant kelp and other algae. Due to declining populations, all abalone harvest south of San Francisco was banned in 1997. Since the project area is more than 1,000 feet from the ocean, the project will not impact black abalone or its habitat.

Anadromous salmonid species: **Steelhead** (*Oncorhynchus mykiss)* – a Federal Threatened species and a California Species of Special Concern, and **coho salmon** *(O. kisutch)* – a Federal Threatened species, spawn and live in streams before migrating to the open ocean. Año Nuevo Creek is adjacent to the project site and supports anadromous fish. Sensitive salmonid species could be affected by this project.

Tidewater goby (*Eucyclogobius newberryi*) – A Federal Endangered species and a California Species of Concern that occurs in brackish water habitats. The species is found in shallow lagoons and lower stream reaches. Since the project area is more than 1,000 feet from the mouth of Año Nuevo Creek and the Pacific Ocean, this project will not affect tidewater goby or its habitat.

California red-legged frog (*Rana aurora draytonii*) – A Federal Threatened species and a California Species of Concern that occurs in lowlands and foothills in still or slow moving water with dense shoreline vegetation. The Reserve is within designated critical habitat for the California red-legged frog. Potentially suitable upland habitats containing burrows occur within the project site. Aquatic habitats near the project site include Año Nuevo Creek (40 –100 ft.), Coastways Ranch pond east of State Route 1 (1,000 ft.) and the Visitor Center Pond (1,100 ft.). These frogs disperse between aquatic breeding sites and have been found up to one mile from water. The project could impact California red-legged frogs.

San Francisco garter snake (*Thamnophis sertalis tetrataenia*) – A Federal and California Endangered species, found only in San Mateo County. Protection of the San Francisco Garter Snake at Año Nuevo State Reserve is identified as a primary objective in the Recovery Plan for the San Francisco Garter Snake (USFWS 1985).

This species commonly uses standing open water such as ponds and marshes as well as seasonal water bodies. Emergent and bank-side vegetation are typically used for foraging, basking, and cover. Upland habitats such as grassy hillsides with rodent burrows are also used for basking and cover. Frogs are the most common prey. The project site is within 1,000 ft. of a pond where San Francisco garter snakes were observed (Bulger 2002). The project site may contain marginally suitable upland habitat and may be infrequently visited by San Francisco garter snake. The project could impact San Francisco garter snake.

Western pond turtle (*Clemmys marmorata*) – A California Species of Concern that requires slow moving streams or pond habitats as well as upland sites. Western pond turtles may use aquatic sites year-round in mild climates, and move to upland sites to lay eggs. Potential aquatic habitat for the western pond turtle is found in Año Nuevo Creek and in ponds within 1,000 feet of the project site. Potential upland burrow habitat may occur within the project site. The project could impact western pond turtle.

Raptors – Several special-status raptor species are known to occur within Año Nuevo State Reserve including sharp-shinned hawk *(Accipiter striatus)*, Cooper's hawk *(Accipiter cooperi)*, northern harrier *(Circus cyaneus)*, white-tailed kite *(Elanus leucurus)*, osprey *(Pandion haliaetus),* and short-eared owl *(Asio otus)*. All are California Species of Concern except for the white-tailed kite, which is a California Fully Protected Species and a Federal Species of Concern. Suitable habitat in or near the project area includes potential nest trees for white-tailed kite. Since the project area is heavily disturbed and is regularly used by the public, the additional noise and activity of construction will not result in potentially significant impacts to nesting raptors.

Western snowy plover (*Charadrius alexandrinus nivosus*) – A Federal Threatened species and a California Species of Concern that occurs on sandy beaches, salt pond levees, and shores of large alkali lakes. Needs sandy, gravelly, or friable soils for nesting. This species is known to nest within a U.S. Fish and Wildlife Service designated Snowy Plover Recovery Unit (CA56) at Año Nuevo State Reserve, approximately 1.25 to 2 miles west of the project site. Snowy plover habitat is closed to the public. The proposed project will have no impact to snowy plovers or their habitat.

Tufted puffin (*Fratercula cirrhata*) – A California Species of Concern that nests along the coast on islands, islets, and, rarely, on mainland cliffs. They require a substrate into which they can burrow on island cliffs or grassy island slopes. The nearest suitable habitat for tufted puffin is located on islands offshore. The project will have no impact to tufted puffin or its habitat.

Marbled murrelet *(Brachyramphus marmoratus)* – A Federal Threatened species and a California Endangered species that nests in old growth redwood forest in Big Basin State Park, more than one mile east, and forages at sea within several miles of the coast at Año Nuevo. The project will have no impact on marbled murrelet since no suitable nesting habitat occurs within one mile of the project area.

California brown pelican *(Pelecanus occidentalis californicus)* – A Federal and California Endangered species that nests on undisturbed islands off the southern California coast. They are commonly seen from June to November in central California and may roost on rocks and small islands near the Reserve. The project will have no impact on California brown pelicans.

California spotted owl (*Strix occidentalis occidentalis*) – A Federal and California Species of Concern that inhabits old-growth forests or mixed stands of old-growth and mature trees. The project will have no impact on spotted owls because potentially suitable habitat is located more than 0.25 miles from the project site.

Sensitive bat species – sensitive bat species are known to inhabit the historic buildings within the project area at Año Nuevo State Reserve (DPR Report 2003). A maternity colony of Townsend's big-eared bats (*Corynorhinus townsendii*) (Federal and California Species of Concern) roosts in the Creamery Building. Other bat species were found in the Reserve and may roost in other structures within the project area. These include the long-legged myotis (*Myotis volans*) (Federal Species of Concern), fringed myotis *(Myotis thysanodes)* (Federal Species of Concern), long-eared myotis (*Myotis evotis*) (Federal Species of Concern), Yuma

myotis (*Myotis yumanensis*), and big brown bat *(Eptesicus fuscus).* The project could impact sensitive bat species.

SENSITIVE NATURAL COMMUNITIES

Sensitive natural communities are plant communities that are regionally uncommon or unique, unusually diverse, or of special concern to local, state, and federal agencies. Removal or substantial degradation of these plant communities constitutes a significant adverse impact under CEQA.

The CNDDB record search produced a list of three sensitive natural communities for the Año Nuevo and Franklin Point 7.5-minute USGS quadrangle maps: Coastal Brackish Marsh, Monterey Pine Forest, and Northern Interior Cypress Forest. The sensitive communities do not occur within the proposed project area of the Marine Education Center.

Plant Communities Potentially Occurring Within the Project Area

Coastal Brackish Marsh – occurs at the interior edges of coastal bays and estuaries or in coastal lagoons. This community is dominated by perennial, emergent, herbaceous monocots, such as sedge *(Carex sp.),* rush *(Juncus sp.),* pickleweed *(Salicornia sp.),* bulrush *(Scirpus sp.),* and cattail *(Typha sp.).* Cover is often complete and dense. Water is brackish from freshwater input. Salinity may vary considerably, and may increase at high tide or during seasons of low freshwater runoff. This plant community does not exist at Año Nuevo State Reserve because habitat is lacking.

Monterey Pine Forest – occurs in three natural populations in California, including one population centered at the mouth of Waddell Creek and extending north to the Año Nuevo Creek drainage. Monterey Pine Forest is dominated by Monterey pine (up to 80 percent), which may reach 100 feet in height. Coast live oak *(Quercus agrifolia)* is usually the second most abundant tree. Understories are variable in composition and density. Monterey Pine Forest intergrades with Knobcone Pine Forest and Grassland at nearby Big Basin Redwoods State Park. The closest occurrence of Monterey Pine Forest is more than a half-mile from the project site.

Northern Interior Cypress Forest – occurs in north and south Coast Ranges, on dry, rocky, sterile, often ultramafic soils. This community is an open, fire-maintained scrubby “forest.” At locations in the Santa Cruz Mountains, it is dominated by Santa Cruz cypress. This plant community does not exist at Año Nuevo State Reserve because habitat is lacking.

WETLANDS AND WATERS OF THE UNITED STATES

The U.S. Army Corps of Engineers (USACE) defines wetlands as lands that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Typically, USACE jurisdictional wetlands meet three criteria: they have hydrophytic vegetation, hydric soils, and wetland hydrology.

Waters of U.S. are defined as all waters used in interstate or foreign commerce, waters subject to the ebb and flow of the tide, all interstate waters including interstate wetlands and all other waters such as: intrastate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds. Waters of the U.S. are under the USACE jurisdiction.

The California Coastal Commission defines wetlands as all "lands which may be covered periodically or permanently with shallow water…" (Section 30121, Coastal Act). The presence of only one of the three wetland parameters (i.e., soils, vegetation, or hydrology) that are needed to meet the USACE definition of a wetland is needed to meet the criteria for a Coastal Commission wetland.

There are both Coastal Commission defined wetlands and USACE wetlands and waters of the U.S. at Año Nuevo State Reserve. No wetlands will be impacted by the proposed project.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a) (i) There are 19 CNPS List 1B and List 2 plant species that have reported occurrences within the Año Nuevo and Franklin Point USGS 7.5-minute quadrangles. Although the likelihood of sensitive plants occurring in the project area is low, the following mitigation measures will be implemented to reduce potential impacts to less than significant.

MITIGATION MEASURE BIO-1 CNPS LIST 1B AND LIST 2 PLANT SPECIES
• Surveys would be conducted during the appropriate blooming months (or when species can be unmistakably identified) for all CNPS List 1B and List 2 plant species that could potentially occur within the project area. • All occurrences of CNPS List 1B and List 2 species found within the project area would be mapped on project maps and flagged on the ground. • In the event of significant unavoidable impacts to CNPS List 1B or List 2 species as a result of project implementation, DPR would mitigate losses of habitat or individuals at a ratio of 3:1 through habitat enhancement for these species within the Año Nuevo State Reserve (or as negotiated with the California Department of Fish and Game).

a) (ii) DPR's San Mateo Coast Area General Plan (1979) directed DPR to “Preserve and protect the natural stands of Monterey pine in San Mateo County; no facilities other than trails will be developed in the naturally occurring Monterey pine groves, found near Año Nuevo Creek . . .” No natural stands of Monterey pine occur in Año Nuevo State Reserve.

a) (iii) San Francisco garter snake and California red-legged frog are known to occupy habitats within 1,000 feet of the project site. Western pond turtles may occur in or near the project site. Construction activities could result in impacts to San Francisco garter snake (SFGS), California red-legged frog (CRLF), and western pond turtle. The following mitigation measures will reduce any potential impact to less than significant.

MITIGATION MEASURE BIO-2 SAN FRANCISCO GARTER SNAKE, CALIFORNIA RED-LEGGED FROG, WESTERN POND TURTLE

- At least seven days prior to the onset of activities, the names and credentials will be submitted to the USFWS (Service) of biologists who will act as Service-approved biologist and biological monitor, who will conduct activities specified in the following measures.
- At least seven days prior to the start of work, a preconstruction survey will be conducted in the construction area for San Francisco garter snakes and California red-legged frogs. If either of these species is found, the biologist will contact the Service and request guidance on any additional conservation measures or authorizations that may be needed. Measures may include delaying work temporarily.
- A training session will be conducted for all construction and park personnel involved in the construction of the project. This training will take place prior to the initiation of the project and will include a description of the San Francisco garter snake and the California red-legged frog as well as their habitats, the conservation measures that are being implemented for these species, and the physical boundaries with which the project may be accomplished. The training will include instruction in the appropriate protocol to follow in the event that a San Francisco garter snake or California red-legged frog is found on site. Brochures, books, and briefings may be used in the training session and qualified personnel will be on hand to answer any questions.
- A Service-approved biologist will be present at the work site until instruction of workers has taken place and any sensitive habitat has been disturbed. After these activities have occurred, DPR will designate one or more persons to serve as biological monitors, who will be present at the work site for any site improvement activities where equipment larger than hand tools will be used. The Service-approved biologist will ensure that this individual receives training in the identification of San Francisco garter snakes and California red-legged frogs. In the event that either of these species are encountered in the project area during project construction by anyone, the State Representative will put work on hold at that specific location and contractors will be redirected to other tasks. If work is stopped, the Service shall be notified within one workday by the Service-approved biologist or the on-site biological monitor.
- The biological monitor will inspect the construction site at least each morning to ensure compliance by the contractor of all conservation measures. Construction will occur in phases and each phase will be restricted to a certain section of the project site, therefore inspections will be focused in the active section, but will include the entire area.
- Rocks, logs, or other habitat features that are moved during construction will be done so with the monitor present, and will be replaced in adjacent suitable habitat.
- The number of access routes, the size of the staging area, and the total area of activity will be limited to the minimum necessary to achieve the project goal. Routes and boundaries will be clearly demarcated and approved by the biological monitor, and these areas shall be outside sensitive areas to the maximum extent feasible. The contractor shall keep all equipment within the designated staging areas and work areas. The contractor shall obtain approval from the on-site biological monitor to go outside designated areas.
- No vehicular travel in sensitive areas would be allowed, including areas with high vegetation (>6 inches) that may conceal California red-legged frogs or San Francisco garter snakes and riparian areas.
- Whenever U.S. Fish and Wildlife Service is contacted for approvals or consultation in any of the above measures, California Department of Fish and Game will also be contacted.

a) (iv) Based on survey results, the Creamery Building provides significant roosting habitat for bats (DPR Report 2003). Bats may also occupy the Dickerman Barn, although the extent of use is unknown due to recent exclusion efforts by park maintenance staff. Bats may roost in structures year-round, but are most vulnerable during the maternity season. Impacts to bats using the Creamery Building and Dickerman Barn could occur as a result of project construction. DPR has initiated consultation with the Department of Fish and Game (DFG) regarding bat issues. Implementation of the following mitigation measures would reduce potential impacts to a less than substantial level.

MITIGATION MEASURE BIO-3 SENSITIVE BAT SPECIES

- If the Creamery Building and Dickerman Barn are scheduled for construction activities during bat maternity season (May 1-August 31), then the bats will be humanely excluded prior to the maternity season and the building will be sealed to prevent bats from returning, or the building will be rendered unsuitable as bat habitat.
- Alternative natural roosts (i.e., snags or live trees) of the Townsend's big-eared bats will be located by a DPR-approved bat biologist on State Park lands within Año Nuevo State Reserve and Año Nuevo State Park. These sites will be mapped and appropriate protection measures will be developed and implemented.
- In the event that natural roost sites for Townsend's big-eared bats are not found on State Park lands, artificial bat habitat for the Townsend's big-eared bat will be developed in consultation with a DPR-approved bat biologist and Department of Fish and Game (DFG). A five-year monitoring plan will be developed with success criteria and an annual report will be available for DFG review. If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the Townsend's big-eared bat maternity colony.

a) (v) Año Nuevo Creek is adjacent to the project site and supports anadromous fish. Implementation of **Mitigation Measure HYDRO-1,** which includes provisions for the protection of water quality, would lower the risk to a less than significant level.

b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive community. Implementation of **Mitigation Measure HYDRO-1,** which includes provisions for the protection of water quality, would lower the risk to a less than significant level.

c) This project will not have a substantial adverse effect on federally protected wetlands, through direct removal, filling, hydrological interruption, or other means.

d) Through implementation of **Mitigation Measures BIO-2** and **BIO-3,** potential impacts to movements, migration, or nursery sites of the San Francisco garter snake, California red-legged frog, western pond turtle, and Townsend's big-eared bat will be reduced to less than significant.

e,f) This project does not conflict with any local ordinances, adopted conservation plans, or policies.

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V. CULTURAL RESOURCES.

ENVIRONMENTAL AND CULTURAL SETTING

Año Nuevo State Reserve (ANSR) contains a very large number of prehistoric and historic cultural resources. Prehistoric resources represented by a range of temporally diverse archaeological deposits reflect changing adaptive patterns among ancestral Native American societies spanning several millennia. These societies continued to occupy the area for many years after their first encounters with European explorers, and were an integral part of the early historic period. The proposed Marine Education Center (MEC) project is within the boundaries of archaeological site CA-SMA-152. SMA-152 includes components of the prehistoric and historic Native American occupation, as well as subsurface elements related to the historic buildings that will be converted into the MEC.

The Reserve is located in a relatively undeveloped portion of San Mateo County's coast that remains much as Don Sebastian Vizcaíno saw it from his passing ship on January 3, 1603. It was on that expedition that Vizcaíno's chaplain, Father Antonio de la Ascensión, gave the point its name, Punta del Año Nuevo. However, it was not until the fall of 1769 that the first Spanish explorers under the command of Don Gaspar de Portolá traveled through ANSR just prior to discovering San Francisco Bay. They noted that there were no trees or brush along the coast, although the redwood forest was observed in the nearby mountains, and the Indians afforded them great hospitality.

With the advent of Spain's colonization of Monterey, came the mission system, which sought to convert the local native people into citizens of the empire. Starting in the 1780s, both Mission Santa Clara and Mission Dolores in San Francisco competed to attract converts from the Indians at ANSR. Mission records indicate that the people at the Reserve were called the *Quiroste,* a political subdivision of the larger *Ohlone* cultural sphere. With the establishment of Mission Santa Cruz in 1797, the remaining *Quiroste* became absorbed into that facility. Nonetheless, historic records indicate that some of them continued to live at ANSR after the area became one of several cattle ranches for the mission. They worked at the ranch as late as the mid-1820s and were reported to have constructed a building, the foundations of which have recently been discovered. These are evidence of the first permanent structure built on the coast from Santa Cruz to Pacifica. Other mission Indians defected from the missions and fought a protracted guerilla war on the settlers from their hideouts in the Santa Cruz Mountains, and undoubtedly maintained contact with Indian ranchers at the Reserve.

In 1842, Año Nuevo became a private rancho when the Mexican government officially granted it to Don José Castro, a prominent resident of Monterey. In 1851, Castro's heirs sold the 17,753-acre rancho to the American frontiersman, Isaac Graham. In 1861, a subsequent owner sold most of the land to the Steele brothers, who developed a successful dairy operation that continued for some 80 years.

Because of several tragic shipwrecks, the federal government purchased Año Nuevo Island and nearby Pigeon Point in 1870 in order to build lighthouses for this treacherous stretch of coastline. In 1872, a steam fog-whistle was installed on Año Nuevo Island. In 1890, a light was constructed on the island in order to add to the warning system. This light consisted of an oil lens lantern and was mounted on top of a water tank. In 1904, a larger, more substantial

house, including eight rooms for the keeper and seven rooms for the assistant keeper, was constructed. This building was renovated in 1911, and remains in place today.

Meanwhile, Isaac Steele, one of the founding members of the Steele Brothers Dairies, divided his land between his children Fred, George, and Effie. Effie received that portion of the property adjacent to Año Nuevo Point. In 1878, she married Edwin Dickerman, and together they moved onto their La Punta ranch in 1884. At that time, several structures remained from Waddell's Landing, which had been built in the mid-1860s to serve the busy commerce of this portion of the coast. William Waddell completed a pier and railroad tracks in 1864, and a busy commercial area developed at the landing. Upon their arrival, the Dickermans purchased these structures (a house and a store) from Horace Steele. The Dickermans moved the house and lived in it (which eventually became the Creamery Building) until a newer house was built. The store was eventually dismantled, and portions of it used in other structures by subsequent ranch owner George Elliott. Even the large redwood piles for the pier were reused in buildings on the ranch.

The Dickermans built their own house, as well as several other structures needed for a thriving dairy. Many of these buildings survive today, and three of these historic buildings will be the focus of the MEC project. These structures include the Creamery Building, the Horse Barn, and the Dickerman Dairy Barn.

The three buildings and their conditions have been recorded and assessed. Draft Historic Structure Reports for the Creamery and the Horse Barn were completed in 2004. A Historic Structures Report for the Dickerman Barn was completed in 1990. Copies of these reports are available on the DPR website (www.parks.ca.gov/default.asp?page_id=982) or by request from the environmental coordinator (see Chapter 1, Section 1.2).

Current Project

All three buildings involved with the MEC project are historically significant and are eligible for listing on the National Register as well as the California Register of Historic Places (the Dickerman Barn is already listed). The current project has the potential to adversely affect the historical associations of the three buildings in question, as well as their setting. In order to reduce potential adverse effects to a level of insignificance, the project will be required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The historic buildings are also listed on the County of San Mateo's Historic Resource Inventory, and therefore any alteration or modification to the buildings is subject to review by the County Resource Advisory Board (HRAB). DPR will work with the County to complete this review.

Archaeological Resources

The three existing historic structures at the Steel Ranch complex are within the boundaries of archaeological site SMA-152. This deposit has several temporal components and has been tested. Portions of the site are disturbed, other areas exhibit a sparse distribution of artifacts, while still other areas are intact and contain significant deposits and features.

Included in the site are the remaining stone cobble foundations of an adobe structure that was the Santa Cruz Mission cattle ranch headquarters occupied by *Quiroste* Indian neophytes from the mission. This feature is significant and impacts to it must be avoided. This feature is near the Horse Barn in the yard area defined by the three Steele Ranch Buildings. Archaeological test excavations in the vicinity have recovered ceramic fragments that appear to be associated with the adobe structure. Evidence of Native American dietary debris including a variety of shells and faunal bones, as well as chipped stone tool fragments and associated manufacturing waste flakes, which are visible on the ground surface and actually define the site boundaries. Although it is conjectured that these elements represent prehistoric adaptations, it is possible that the midden may be coeval with the adobe, and reflect Native American cultural attributes during the contact period. In addition to the archaeological deposit within the footprint of the MEC project, the area between the ranger's office trailer and the creek down-slope from it has a stratified historic dump that probably contains refuse from the entire historic period.

Fortunately, sufficient data has already been recovered from the archaeological site to allow for an archaeological monitoring program to handle inadvertent finds made during project development. Most of the project, as proposed, will have a negligible effect to the archaeological site (assuming avoidance of the adobe foundation feature).

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

a) Rehabilitation of the three buildings has the potential to impact their qualifying characteristics. Also, the installation of subsurface utilities and other earthmoving activities have the potential to inadvertently expose significant archaeological features. As such, the following mitigation measures will be implemented to reduce impacts to a less than significant level.

Mitigation Measure Cult-1
• Guidelines presented in the Historic Structures report for each building will be followed during the rehabilitation efforts.

MITIGATION MEASURE CULT-2
• The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved.

MITIGATION MEASURE CULT-3
• During construction, a cultural resource monitor that qualifies under the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.

MITIGATION MEASURE CULT-4
• All earthmoving activities (i.e., trenching, grading, augering, etc.) will be monitored at the discretion of a DPR-qualified archaeologist. The monitor must be included in preconstruction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State's Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.

MITIGATION MEASURE CULT-5
• The project shall strive for historical authenticity. When rehabilitation is undertaken, the historical appearance of the structure may be the objective, rather than total authenticity. Modern utilities (heating, electrical, telephone, plumbing) may be introduced, but only in ways that do not alter the historical tone and appearance of the structures. Historical gimmickry shall be avoided (i.e. replacement historic finishes shall not be installed where no documentation for such exist).

b) The introduction of new landscape elements (parking lots, walkways, patios, plantings, etc.) has the potential to impact the archaeological deposit and the historic setting of the ranch (and the three buildings). The following mitigation measures will reduce impacts to a less than significant level.

MITIGATION MEASURE CULT-6
• All new landscape elements (parking lots, walkways, patios, plantings, etc.) will be reviewed by cultural resource team members for compatibility with the existing historic setting.

MITIGATION MEASURE CULT-7
• The mission-period foundation and associated resources will be protected and properly prepared for interpretation. This feature may be included as part of the landscape with appropriate signage and in-situ display. Otherwise it must be capped and preserved in a manner conducive to its preservation. To avoid impacts, the feature will be covered with a layer of protective material.

MITIGATION MEASURE CULT-8
• Archaeological monitoring will be required during any landscape modifications involving subsurface actions per the mandates established in **Mitigation Measure CULT-4** provided above.

c) Pretesting in the project area has led to the conclusion that it is unlikely that any human remains exist in the area of potential effects. In the unlikely event that any human remains are inadvertently encountered during construction, the following **Mitigation Measure CULT-9** will reduce the impacts to a less than significant level.

MITIGATION MEASURE CULT-9
• In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities. If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination. If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

VI. GEOLOGY AND SOILS.

Environmental Setting

Topography

The project site at Año Nuevo State Reserve (ANSR) is located just west of State Route 1 on a marine terrace. The topography of the project site is relatively gentle, with elevations ranging from 88 to 100 feet msl, sloping upward to the north (DPR, 1983). Año Nuevo Creek flows past the project site about 40 feet to the east at the closest spot. The ocean bluff is located approximately 250 feet to the south (see Appendix A, Figure 1).

Geology

ANSR is located in the California Coast Range Geomorphic Province, a northwest-trending chain of mountains that formed primarily due to movement along the San Andreas Fault and associated faults. Regionally, the igneous, metamorphic, and sedimentary basement rocks are part of the Jurassic to Cretaceous age Salinian Block, a tectonic block bounded to the east by the San Andreas Fault. These rocks originated some 350 miles to the south and began moving north during the Miocene (26 to seven million years ago) as the San Andreas Fault was activated. The Salinian Block (Pacific Plate) continues to move in a relative northerly direction along the northeast trending San Andreas Fault Zone.

The project site is located on an uplifted marine terrace, which is underlain by the 13-20 million year old Monterey Formation. Rocks of the Monterey Formation consist of siliceous sandstones, mudstone, shale, and diatomite[3]. The Monterey Formation contains few large fossils, but foraminifera, fish scales, and diatoms are common (DPR, 1979). Younger alluvial deposits are found along Año Nuevo Creek. The lithologic log for the active well at the project site shows alternating sand and clay to a depth of 42 feet below ground surface (BGS), followed by interbedded shale and sandstone bedrock to a total depth of 105 feet BGS.

Soils

According to the USDA soil survey map (USDA, 1961) the project site is underlain by the Lockwood loam, a shallow to moderately deep loamy sand to clay loam soil formed on old marine terraces. The underlying bedrock is usually a siliceous shale[4] of the Monterey Formation. Permeability is moderate to very slow, runoff is slow to medium, and the erosion hazard is slight to moderate. The soil has low plasticity (clays) and therefore should not have a high shrink-swell potential.

Seismicity

The project site is located in the seismically active Central California Coast region. The closest major active (Holocene to Recent) fault, which trends through the project site, is the San Gregorio (see Appendix A, Figure 2), considered a segment of the San Andreas Fault. The San Gregorio fault is broken into numerous splays (branches) at Año Nuevo State Reserve, one of which is indicated along the Año Nuevo Creek drainage, adjacent to the project site. The offset of Año Nuevo Creek is evidence that the fault has been active from the Pleistocene to Recent time (Weber, 1990). The San Gregorio is capable of generating an earthquake with

[3] **Diatomite:** a light-colored, soft, sedimentary rock composed mainly of frustules (siliceous cell walls) of diatoms, single-celled aquatic plants related to algae.

[4] **Siliceous shale:** a hard, fine-grained rock of shaly texture with abundant silica (up to 85%).

a Maximum Moment Magnitude of 7.3 (Petersen, et al., 1996). The Seismic Shaking Hazard Map (Petersen, 1999) shows that the Park lies within a zone that has a 10% probability of experiencing moderate to strong shaking on the order of 0.5g to 0.7g peak ground acceleration[5] within 50 years. The San Andreas Fault is located 15 miles to the east and is capable of generating an earthquake of magnitude 7.0 in this area (Santa Cruz Mountain segment).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

[5] The most commonly used measure of the amplitude of a particular ground motion is **peak ground acceleration**. The peak ground acceleration for a given component of motion is the largest value of horizontal acceleration obtained from a seismograph. Peak ground acceleration is expressed as the percentage of the acceleration due to gravity (g), which is approximately 980 centimeters per second squared.

DISCUSSION

a) The project site is located within the seismically active Central California coastal region, within the San Gregorio Fault Zone. The chance of the rupture of a known earthquake fault, strong seismic ground-shaking, or seismic-related ground failure is certainly possible in this area. This project would not increase the exposure of structures to damage, as the structures are existing buildings. The intended new use of these three buildings as a Marine Education Center will increase the potential exposure of the public to risk due to an earthquake. However, seismic retrofitting of the buildings will be part of this project and will mitigate for potential hazards to the buildings and to the public (see **Mitigation Measure GEO-1** below).

i) The project site is located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) (see Appendix A, Figure 2), as designated by the California Geological Survey (CGS). The APEFZ Act (California Public Resources Code, Division 2, Chapter 7.5, Section 2621-2630) requires the CGS to identify and delineate earthquake fault zones within which development is limited to reduce seismic risks. The APEFZ Act also requires the seismic retrofitting to strengthen existing buildings, including historic structures, to resist ground shaking. At Año Nuevo, the mapped fault trace appears to follow Año Nuevo Creek, but the buildings do fall within the APEFZ. While the closest currently mapped trace of the fault lies to the east of the project site, the project buildings could still be susceptible to surface rupture during an earthquake.

ii) The California Geological Survey has determined that the San Gregorio Fault is capable of generating an earthquake of magnitude 7.3 (Petersen, et al., 1996). The expected ground acceleration at the project site is on the order of 0.5g to 0.7g (Petersen, 1999). Since this project involves the upgrade of existing buildings, there would be no increased risk to the structures. An increase in use by the public would result in an increased risk to the public. Damage to property and risk to the public can be reduced to less than significant by implementation of **Mitigation Measure GEO-1** below.

iii) Seismic-induced ground failure, such as liquefaction, usually occurs in unconsolidated granular soils that are water saturated. During seismic-induced ground shaking, pore water pressure can increase in loose soils, causing the soils to change from a solid to a liquid state (liquefaction). The site soils are described by the USDA (1961) as loamy sand to clay loam. The liquefaction map from ABAG (2003) indicates a low liquefaction potential for the project site. The Año Nuevo Creek and floodplain area has moderate liquefaction potential. Based on this information, there is a less than significant impact from the project. However, if any site-specific geotechnical information were obtained, the liquefaction potential would be reevaluated.

MITIGATION MEASURE GEO-1 SEISMIC BUILDING REQUIREMENTS

- During the rehabilitation of the Creamery the building will be seismically retrofitted to conform to earthquake design requirements as specified in the current version of the California Historical Building Code, California Code of Regulations, Title 24, Part 8.
- Any new (or existing) equipment (hot water heaters, tall bookcases, etc.) installed as part of the building rehabilitation will be secured to the walls and/or floor to prevent damage in the event of a large earthquake, per California Building Code requirements.
- State Park staff will inspect all buildings as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the buildings could resume use by Park staff or the public.

iv) No known landslides have been mapped at the project site, which is located on a relatively flat, gently sloping marine terrace. Therefore, there is less than significant impact from a seismically triggered landslide.

b) A temporary increase in erosion may occur during the phases of this project during grading and trenching for utility lines and any other ground-disturbing activities. Site soils have a slight to moderate erosion potential (USDA, 1961). Implementation of **Mitigation Measure GEO-2** below will reduce soil erosion or loss of topsoil by the proposed project to a less than significant level.

MITIGATION MEASURE GEO-2 EROSION CONTROL

- Best management practices (BMPs) will be used in all areas to control soil and surface water runoff during trenching and grading activities. Grading and excavation activities should not be planned during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, "winterizing" will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into nearby water bodies.

  Permanent BMPs for erosion control will consist of properly compacting disturbed areas and revegetation of appropriate disturbed soil areas with native species using seed collected locally, where possible. Otherwise, if local seed is not available, a weed-free native mixture shall be used. Final design plans will include BMP measures to be incorporated into the project.

  The project will meet or exceed all applicable local building and engineering regulations/ordinances set forth by San Mateo County.

c) The project is not located within a geologic unit or on soil that is known to be unstable, based upon available data. Therefore, there is a less than significant impact due to this project.

d) The project site is not underlain by expansive soils, as indicated by available regional data. Clays described in the soil descriptions of the Lockwood series are lean clays with low plasticity (USDA, 1961). If a site-specific geotechnical investigation is conducted, the soil properties will be reevaluated for potential expansive soils. These are existing historic buildings, and any problems due to expansive soils would have been observed by now. There should be no impact due to this project.

e) The project does not involve the installation of a septic system or leach field. An existing septic system and leach field, installed under a permit from San Mateo County, will be utilized. Existing staff restrooms in the modular building will be removed and replaced with new staff restrooms using low-flow fixtures in the remodeled Creamery. There will be no significant increase in the number of plumbed fixtures and no new public restrooms will be created. No changes to the existing public restrooms located in the day use parking lot are planned as part of this project. The existing septic system is adequate for the proposed use per County of San Mateo standards. Therefore, there will be no impact to onsite soils from this project.

f) No known unique paleontological resource exists within the project site. Therefore, there is no impact.

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VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

The proposed project site at Año Nuevo State Reserve (ANSR), prior to European occupation, was open coastal terrace and dunes, utilized by Native Americans. The buildings to be restored and reused (Horse Barn, Dickerman Barn, and Creamery) were formerly part of the Steele Ranch dairy farm, established in the late 1880s (DPR, 1979). During the ranch era, the surrounding land use was agricultural. There has been no industrial use or construction of buildings on the parcel that could have been a source of hazardous materials. There are potentially hazardous materials in the buildings, such as lead-based paint and asbestos, and possible biohazards such as rodent, bird, or bat feces and toxic mold. This issue will be addressed during the rehabilitation.

The project site is not located within an airport land use zone, or within two miles of an airport. There are no private airstrips in the vicinity of the park. There are no schools located nearby. The closest major city is Santa Cruz, located approximately 20 miles to the south.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	☐	☐	☐	☒
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐

DISCUSSION

a) Construction activities will require the use of certain potentially hazardous materials, such as fuels, oils, or other fluids associated with the operation and maintenance of vehicles and equipment. These materials generally are contained within vessels engineered for safe storage. Large quantities of these materials will not be stored at or transported to the construction site. Spills, upsets, or other construction-related accidents could result in a release of fuel or other hazardous substances into the environment. The following mitigation would reduce the potential for adverse impacts from these incidents to a less than significant level.

MITIGATION MEASURE HAZMAT-1 SPILL PREVENTION

- All equipment will be inspected by the contractor for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises.
- The contractor(s) will prepare an emergency Spill Prevention and Response Plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan will include a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be at least 50 feet from Año Nuevo Creek. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of Año Nuevo State Reserve during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager, supervisor, or State Representative).
- Equipment will be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

b) During rehabilitation of the buildings, potentially hazardous materials/waste will be encountered. Building materials containing lead-based paint and asbestos are expected within the buildings. Biological hazards such as rodent, bird, or bat feces may be encountered and may contain associated viruses (Hantavirus or related viruses, psittacosis, or histoplasmosis). In addition, molds may be encountered, including the toxic black mold *Stachybotrys chartarum*. The impact to the public, park and contractor staff, or the environment can be reduced to less than significant by implementing the following mitigation.

MITIGATION MEASURE HAZMAT-2 HAZARDOUS MATERIALS
• The buildings will be sampled for the presence of hazardous materials and biological hazards by an appropriately licensed contractor. Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by DPR's contractor and approved by DPR. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. • The Health and Safety Plan and the project scope must contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the rehabilitation process (both materials removed from the buildings and any chemicals used in the process).

c) As noted in the Environmental Setting, there are no schools in the general vicinity of the project or within one-quarter mile of the proposed project site. Therefore, there will be no impact from this project.

d) No part of Año Nuevo State Reserve, including the project site, is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. No area within the project site is currently restricted or known to have hazardous materials present. Therefore, no impact would occur with project development.

e,f) Año Nuevo State Reserve is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

g) All construction activities associated with the proposed project would occur within the boundaries of Año Nuevo State Reserve and work would not restrict access to, cause delays to, or block any public road outside the immediate construction area. Therefore, the impact of this project would be less than significant.

h) The project work locations are within the existing buildings and immediate surroundings. There are not significant amounts of grasses that may become flammable during the dry season (June-October). Even during the dry season, the coastal fog keeps the fire danger low. Fires could occur under certain conditions when dry offshore winds are present. Heavy equipment can get very hot with extended use; this equipment would sometimes be in close proximity to this vegetation. Improperly outfitted exhaust systems or friction between metal parts and/or rocks could generate sparks, resulting in a fire. Implementation of **Mitigation Measure HAZMAT-3** below would reduce the potential for adverse construction impacts from this project to a less than significant level.

MITIGATION MEASURE HAZMAT-3 CONSTRUCTION FIRE MANAGEMENT
• A fire safety plan will be developed by the contractor and approved by DPR prior to the start of construction. • Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment. • Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire. • Fire suppression equipment will also be available and located on park grounds.

VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Watershed

Año Nuevo SR is located within the Big Basin Hydrologic unit, as designated by Central Coast Regional Water Quality Control Board (CCRWQCB). The Department of Water Resources (DWR) defines the area for groundwater purposes as the Año Nuevo Groundwater Basin (ANGB) within the Central Coast Hydrologic Region. Three creeks drain the 3.2-square-mile ANGB: Año Nuevo, Green Oaks, and Cascade Creeks (DWR, 2003). The project site is in the watershed of Año Nuevo Creek, which flows just east of the project site and empties into the Pacific Ocean.

Flooding

The project area, according to the most recent FEMA map (1984), does not have floodways delineated. However, the map shown on the ESRI-FEMA website (2004) shows a 100-year flood zone on Año Nuevo Creek upstream of State Route 1, but not adjacent to the project site. The flood zone designated is most likely due to flooding associated with State Route 1 and the culvert where Año Nuevo Creek is channeled under the highway.

Water Quality

The Central Coast Regional Water Quality Control Board (CCRWQCB) regulates water quality in the region and provides water quality standards and management criteria as required by the Clean Water Act. These standards and criteria are presented in the 1994 Water Quality Control Plan (Basin Plan) for the Central Coast Basin (CCRWQCB, 1994). The Basin Plan identifies the beneficial uses and water quality objectives for the Central Coast region. The two surface water bodies adjacent to the project site are Año Nuevo Creek and the Pacific Ocean. Beneficial uses for Año Nuevo Creek are listed in the following table:

Beneficial Use	Año Nuevo Creek
Municipal and Domestic Supply	X
Agricultural Supply	X
Groundwater Recharge	X
Water Contact Recreation	X
Non-Contact Water Recreation	X
Wildlife Habitat	X
Cold Fresh Water Habitat	X
Migration of Aquatic Organisms	X
Spawning, Reproduction and/or Early Development for Fish	X
Preservation of Biological Habitats of Special Significance	X
Rare, Threatened, and Endangered Species*	X
Estuarine Habitat	
Freshwater Replenishment	X
Commercial and Sport Fishing	X

*Potential Species: Steelhead, Coho Salmon, California Red-Legged Frog, Western Pond Turtle, San Francisco Garter Snake

Water Supply

ANSR is located within the Año Nuevo Hydrologic Unit of the Central Coast Hydrologic Region. Groundwater at ANSR occurs in Pleistocene-age marine terrace deposits, composed of medium to fine grained sand and silts (DWR, 2003). Water supply for ANSR is from an on-site well with associated water treatment system and storage tanks. The well is 105 feet deep and screened from 45 to 105 feet within shale and sandstone bedrock (possibly weathered), according to the DWR well log. The upper zone is described as interbedded clay and sand. Two other holes were drilled, but were not developed into wells; no reasons were given on the well log sheets. Water supply has been an issue at ANSR, as the well does not produce sufficient water to meet all needs. During peak use times, additional water must be trucked in.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☒	☐
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

DISCUSSION

a) During any grading, excavation, or utility trenching operations associated with the building rehabilitations, a release of sediment to surface waters (Año Nuevo Creek) and ultimately to the Pacific Ocean could occur. Potential limited releases of raw sewage could occur as the connections are made from the new sewer lines to the existing septic system.

Other impacts to water quality could result from releases of fuels or other fluids from vehicles and equipment during the construction process. These activities could result in a violation of water quality standards and waste discharge requirements. **Mitigation Measure HYDRO-1** will control releases of pollutants in storm (or other) water runoff. A plan to prevent, contain, and clean up any spills (Spill Prevention and Response Plan) will be used to mitigate for any impacts to water quality. Implementation of **Mitigation Measure GEO-2** will provide Best Management Practices (BMPs) to control erosion and runoff during the project construction and post-construction. Implementation of **Mitigation Measure HAZMAT-1** will mitigate for impacts to water quality from possible pollutants (fuels and other vehicle fluids released from vehicles and heavy equipment during construction).

MITIGATION MEASURE HYDRO-1 WATER QUALITY
• The contractor will provide a spill prevention and cleanup plan as part of the construction contract. This plan will discuss the engineering controls to eliminate any sewage releases during the conversion process. The plan will also discuss emergency cleanup procedures in the event that a sewage spill occurs.

b) The project will not involve any increase in water use as long as there will be no net increase in public restroom facilities, and it will not deplete any local aquifer. Water supply is limited and must be supplemented by importing water during peak usage at the Park. Implementation of **Mitigation Measure HYDRO-2** below will reduce any impacts to less than significant.

MITIGATION MEASURE HYDRO-2 WATER SUPPLY
• New facilities will be provided that result in no net increase in water use over current usage. Water use will be reduced using low flow devices, such as low flush toilets and automatic shut-off faucets. Landscape watering, if any, will be limited and new landscaping will utilize native species adapted to the climatic conditions.

c) No existing drainages will be altered by this project. Any siltation impacts will be less than significant. Post-construction BMPs to reduce sediment-laden runoff are specified in **Mitigation Measure GEO-2.**

d) The drainage pattern will not be altered in a manner that would significantly increase the rate or amount of surface runoff in a manner that would result in on- or off-site flooding. There should be no impact from this project.

e) This project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. No substantial additional sources of polluted runoff are expected from this project, provided soil erosion BMPs are followed, and a Spill Prevention and Response Plan is in place for sewage spills, bentonite fluid releases, and vehicle fluid spills. Implementation of **Mitigation Measure HYDRO-1** will reduce this impact to less than significant.

f) This project has the potential to substantially degrade water quality if BMPs to control soil erosion and runoff or release of vehicle or equipment fluids, or release of raw sewage, are not in place during construction. If **Mitigation Measure HYDRO-1** listed above is implemented, then no substantial degradation of water quality will occur.

g) This project is not located within a FEMA-designated floodplain area. Therefore, there is no impact from this project.

h) This project will not place structures that could impede or redirect flood flows within any FEMA-designated 100-year flood plain. Therefore, there is no impact from this project.

i) The project would not expose people or structures to an increased significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam. Therefore, there is no impact from this project.

j) No mudflows are expected to occur at the project site due to the low relief topography. The project is not located in an area that would be severely inundated by either a seiche or a tsunami. Therefore, there is no risk from this project.

IX. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

Año Nuevo State Reserve is located along the coast, off State Route 1 in San Mateo County, approximately 50 miles south of San Francisco and 20 miles north of Santa Cruz. The Reserve comprises approximately 1,100 acres of rocky coastline, sand beaches, migrating sand dunes, marine terraces, and rock outcroppings. Several historic structures are located within the Reserve including the Steele Ranch complex, a designated State Historical Landmark.

Año Nuevo SR is located in the vicinity of several other State Park units located on the east side of State Route 1 including, Butano State Park to the north, Año Nuevo State Park to the east (closed to the public), and Big Basin Redwoods State Park to the east/southeast. Facilities at the Reserve include an entrance station, paved parking lot, drinking water and restrooms at the trailhead, picnic tables, and interpretive exhibits. Several interpretive signs and displays are located throughout the Reserve, including a staging area exhibit building along the trail to the protected wildlife area. Three historic structures exist at the site including the Horse Barn, the Creamery, and the Dickerman Barn. The Dickerman Barn houses a visitor center and features natural history exhibits, guided walk ticket sales, and a bookstore offering educational items.

Año Nuevo SR is located entirely within the coastal zone and is subject to the provisions of the San Mateo County Local Coastal Program. The Reserve is located within the appeal jurisdiction of the California Coastal Commission (CCC). Año Nuevo SR is designated Public Recreation in the County's General Plan (GP). The GP describes land uses associated with the Public Recreation designation as: Recreation uses including but not limited to publicly owned park and recreation facilities such as playgrounds, parks, golf courses, and natural preserves. According to the San Mateo County Planning Department, Año Nuevo SR has a zoning designation of Planned Agricultural District (PAD). Per section 6350 of the County's zoning regulations, the purpose of the Planned Agricultural District is to: 1) preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production, and (2) minimize conflicts between agricultural and non-agricultural land uses.

DPR developed a General Plan for Año Nuevo SR in 1979 to facilitate long-range planning at the park and to establish guidelines for the long-term use, management, and development of the Reserve. The Reserve's General Plan, in accordance with the Public Resources Code sections regarding State Reserves, directs that the Reserve be protected from any unnecessary additional new construction that might encroach into its protected lands and resources.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

DISCUSSION

a) The proposed project will develop a Marine Education Center (MEC) to provide enhanced educational and interpretive opportunities for visitors to the Reserve. The project will rehabilitate three existing historic structures (Horse Barn, Creamery, and Dickerman Barn) for adaptive use as the MEC. The proposed project would not introduce a new land use nor substantially alter existing land uses at the site. The project would be located entirely within the boundaries of Año Nuevo SR and would not divide an established community because none exists within the boundaries of the Reserve. No impact.

b) As noted in Discussion (a) above, the proposed project involves the rehabilitation and conversion of three existing historical structures for use as a Marine Education Center (MEC). The project would not involve any new construction at the site, in accordance with the Año Nuevo SR General Plan directing that the Reserve be protected from any unnecessary additional new construction that might encroach into its protected lands and resources. The project would not result in a conversion of agricultural lands, or conflict with lands used for agricultural purposes. This project is consistent with all applicable state and local land use plans, policies, and regulations, including the applicable provisions of the San Mateo County General Plan, Local Coastal Program, Zoning Regulations, and the Año Nuevo SR General Plan. In addition, with certification of this Mitigated Negative Declaration and implementation of the mitigation measures herein, the project would be in compliance with CEQA. No impact.

c) There is no habitat conservation plan or natural community conservation plan that includes this California State Park unit. Therefore, no impact.

X. MINERALS.

ENVIRONMENTAL SETTING

No significant mineral resources have been identified within the boundaries of the project area at Año Nuevo State Reserve. Mineral resource extraction is not permitted under the Resource Management Directives of the Department of Parks and Recreation.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

DISCUSSION

a) The project would not result in the loss of availability of a known mineral resource because no known mineral resources exist within the project boundary. No impact.

b) The project would not result in the loss of availability of a locally important mineral resource recovery site because none exist within the project boundary. No impact.

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XI. NOISE.

ENVIRONMENTAL SETTING

Año Nuevo SR is located in a remote area along the Pacific coast, off State Route 1 in San Mateo County, approximately 50 miles south of San Francisco and 20 miles north of Santa Cruz. ANSR is composed of approximately 1,100 acres of rocky coastline, sandy beaches, migrating sand dunes, marine terraces, and rock outcroppings.

The existing noise environment in the project area is primarily influenced by visitor activities (chiefly conversations, especially of school groups), natural sounds (wind, birds, ocean waves), and some noise produced from vehicles traveling on State Route 1. Other noise sources in the area have a minor contribution to existing ambient noise levels. The 1979 GP indicated CNEL levels of less than 60 for the Reserve (p. 209). There are no known private airstrips in the vicinity, and the closest commercial and military airports are Half Moon Bay Airport, Mineta San José International Airport, Moffet Federal Airfield, and Watsonville Municipal Airport, all approximately 20-25 miles away.

There are no sensitive receptors such as schools, hospitals, or senior centers within the vicinity of the project. The only nearby residence is a State Park employee residence. The Costanoa Lodge, a hotel, is located approximately two miles from the project site.

The County of San Mateo has a noise control ordinance that is enforced based on complaints by residents. The ordinance would prohibit noise greater than 85 dBA (A-weighted decibels), measured from the property line of the complainant. (Dare, 2004)

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☒	☐	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☐	☒
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☒	☐	☐
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

DISCUSSION

a) Heavy equipment, including a cement mixer and small crane, along with vehicle and delivery traffic, would operate during construction. Construction noise levels at and near the project area would fluctuate, depending on the type and number of construction equipment operating at any given time. Depending on the specific construction activities being performed, short-term increases in ambient noise levels could result in speech interference near the project site and annoyance to visitors. As a result, construction-generated noise would be considered to have a potentially significant short-term impact to any noise-sensitive receptors, such as park visitors. Implementation of the following mitigation measure would reduce those potential impacts to less than significant.

MITIGATION MEASURE NOISE-1
• Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours. • Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

Because of the remote location of the site and general absence of neighbors, conflicts with the County noise ordinance are not anticipated. Construction is expected to take approximately one year to complete. Once the construction is complete, no increase in noise is expected. Less than significant impact with implementation of **Mitigation Measure NOISE-1.**

b) Construction activity would not involve the use of explosives, pile driving, or other intensive construction techniques that could generate significant ground vibration or noise. Minor vibration immediately adjacent to excavating equipment would only be generated on a short-term basis. Therefore, groundborne vibration or noise generated by the project would have a less than significant impact.

c) Once the proposed project is completed, all related construction noise would disappear. Nothing within the scope of the proposed project would result in a substantial permanent increase in ambient noise levels. Therefore, no significant impact to permanent ambient noise levels would be anticipated.

d) See Discussion XI (a, c) above. Less than significant impact with implementation of **Mitigation Measure NOISE-1.**

e) As noted in the Environmental Setting above, the nearest airport is more than 20 miles away. No impact.

f) The proposed project site is not located in the vicinity of a known private airstrip. No impact.

XII. POPULATION AND HOUSING.

ENVIRONMENTAL SETTING

Año Nuevo SR, located approximately 50 miles south of San Francisco, is a unique 1,100-acre Reserve that includes a protected breeding ground for elephant seals. Housing within the Reserve is limited and restricted to state park staff residences. As a State Reserve and a recreational facility, the development of permanent housing is not a planned use of this park. The Reserve is both a local and regional recreational resource and a destination park, used by the local population as well as tourists, but does not offer business or residential opportunities within its boundaries.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

a) Work proposed by this project would rehabilitate three historic structures (the Horse Barn, the Creamery, and the Dickerman Barn) for adaptive use as the Marine Education Center. The project would not have a housing component and all work would take place within the confines of the Reserve boundaries. No new public or private projects are anticipated to be initiated as a result of this rehabilitation. Therefore, it would have a less than significant impact on population growth in the area.

b) As noted in XII(a) Discussion above, the project would have no housing component and would neither modify nor displace any existing housing. No houses would have to be moved or removed for the project. No impact.

c) As noted in XII(a) Discussion above, the project would have no housing component.

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XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

Año Nuevo State Reserve is located along the coast, off State Route 1 in San Mateo County, approximately 50 miles south of San Francisco and 20 miles north of Santa Cruz. The Reserve is composed of approximately 1,100 acres of rocky coastline, sandy beaches, migrating sand dunes, marine terraces, and rock outcroppings. Several historic structures are located within the Reserve including the Steele Ranch complex, a designated State Historical Landmark.

DPR provides law enforcement services within units of the State Park System. State Park Rangers with law enforcement authority patrol the park in vehicles, on foot, and on horseback; enforce the public resource code, and guard against misuse of park property and resources. San Mateo County Sheriff's Department and the California Highway Patrol provide backup law enforcement services at Año Nuevo SR.

The California Department of Forestry and Fire Protection (CDF) provides fire protection services for the Reserve. The CDF station is located on Pescadero Road off State Route 1, approximately eight miles from the Reserve.

There are no schools within two miles of the park.

There are several other parks located in the immediate surrounding area, all of them State Parks. These include Butano State Park to the north, Año Nuevo State Park to the east (closed to public access), and Big Basin Redwoods State Park to the north, east, and south. The nearest San Mateo County Park is Memorial Park, located more than 20 miles away. The nearest Santa Cruz County Park is Greyhound Rock, located approximately four miles south on State Route 1.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☒	☐	☐
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) The proposed project would not result in an increase of visitation to the park and the level of required fire or police services would not change as a result of the project. However, use of construction equipment around potentially flammable vegetation presents an increased fire risk that could result in temporary additional demand on local fire response services. Implementation of **Mitigation Measure HAZMAT-3,** combined with support from State Park Rangers, would reduce the potential impact to fire protection services to a less than significant level.

Project construction will not affect police protection or require new levels of protection. No impact.

The project does not result in any change of use or introduce any new use at the park that would affect existing schools or require additional schools or school personnel. No impact.

The proposed project would improve facilities that support the existing recreational services at the park. No recreational facilities within Año Nuevo SR would be reduced in capacity as a result of this project. The project would occur entirely within the boundaries of Año Nuevo SR. While construction will cause a temporary (four- to six-week) closure of the visitor center in the Dickerman Barn, construction will be scheduled between April 1 and November 30, outside of the peak visitation period and during which time the visitor center normally operates on a reduced schedule. Therefore, the project would have no adverse impact on park facilities or other parks in the area.

The proposed project would have no impact on other public services.

XIV. RECREATION.

ENVIRONMENTAL SETTING

Año Nuevo State Reserve is located along the coast, off State Route 1 in San Mateo County, approximately 55 miles south of San Francisco and 20 miles north of Santa Cruz. The Reserve comprises approximately 1,100 acres of rocky coastline, sand beaches, migrating sand dunes, marine terraces, and rock outcroppings. Several historic structures are located within the Reserve including the Steele Ranch complex, a designated State Historical Landmark.

Año Nuevo SR is the site of one of the largest mainland breeding colonies in the world for the northern elephant seal and as a result, is a popular visitor attraction. Elephant seals, sea lions, and other marine mammals come ashore to Año Nuevo to rest, mate, and give birth in the sand dunes or on the beaches and offshore island. It is a unique natural spectacle that draws hundreds of thousands of visitors each year and the interpretive program at the Reserve has attracted increasing interest every winter for the past 19 years.

In addition to sensational marine wildlife-viewing opportunities, the SR provides a variety of recreational opportunities including hiking, photography, bird-watching, tide pooling, surf fishing at Cove Beach (by permit only), and touring the Visitor Center in the historic Dickerman Barn. Small trailheads along State Route 1 offer year-round access to primitive trails through sand dunes and to the coastline. The short loop hike through the Reserve's main unit is open for day use year-round to hikers only (i.e., no dogs), but permits are required to hike through the Wildlife Protection Area from April to November. During the marine mammal breeding season - December 16 through March 31 - daily access to the Wildlife Protection Area is available via docent-guided walks only. The Wildlife Protection Area is closed to the public from December 1 through December 15, to allow arriving elephant seals to establish themselves in the dunes.

Facilities at the Reserve include an entrance station, paved parking lot, drinking water and restrooms at the trailhead, picnic tables, and interpretive exhibits. Several interpretive signs and displays are located throughout the Reserve, including a staging area exhibit building along the trail to the protected wildlife area. Three historic structures exist at the site including the Horse Barn, the Creamery, and the Dickerman Barn. The Dickerman Barn houses the Visitor Center and features natural history exhibits and a bookstore offering educational items.

There are several other recreation resources that are outside of, but in the immediate vicinity of, the project site including Pigeon Point Light Station State Historic Park, Butano State Park, and numerous other parks and beaches located within five miles of Año Nuevo SR.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION

a,b) The proposed project will develop a Marine Education Center (MEC) to provide enhanced educational and interpretive opportunities for visitors to the Reserve. The project will rehabilitate three existing historic structures (Horse Barn, Creamery, and Dickerman Barn) for adaptive use as the MEC. The proposed project would facilitate public understanding of, and appreciation for, the unique cultural and natural resources of the Reserve. Currently, there is limited space to provide visitor-serving programs at the Reserve and as a result, opportunities for programs, exhibits, and public orientations and volunteer training are limited. The MEC would also provide better-managed and structured visitation by the public to ensure that resources are not damaged by indiscriminate use.

The GP prepared for Año Nuevo SR (1979) directs that the Reserve be protected from any unnecessary additional new construction that might encroach into its protected lands and resources. The proposed project involves improvements to existing structures to provide adaptive use space to accommodate educational and interpretive facilities for the public. The project does not involve the construction of any new structures that would result in an adverse physical effect on the environment.

The proposed project will take approximately one year to complete and the Reserve will remain open and available for public use--including guided walks--during construction, although the Visitor Center might experience temporary closures during the construction period. The project would not change visitor use patterns in a manner that would result in increased levels of use of recreational facilities at Año Nuevo SR or any other park or recreational facility in the area. The project would not displace any existing recreational facilities, or result in the need for the construction or expansion of existing recreational facilities. No impact.

XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

ROADS AND HIGHWAYS

Regional access to the project site is via State Route 1, a two-lane highway on a northwest-southeast alignment. State Route 1 at the project site is designated as a State Scenic Highway, from the Santa Cruz County line south of the Reserve to the southern city limit of Half Moon Bay, north of the park.

The following tables provide information on peak hour traffic volumes on State Route 1 near the Reserve.

Table XV-1. Peak Hour Traffic Volumes 2002: Highway 1

Location	Milepost	Peak-Hour Traffic Volume	Annual Average Daily Traffic (ADT)	ADT for the Month of Peak Flow
north of San Mateo/Santa Cruz County Line	0	770	6,100	7,500

Source: Caltrans, 2002, www.dot.ca.gov/hq/traffops/saferesr/trafdata/2002all/r001i.htm.

Table XV-2. Peak Hour Traffic Volume Data 2001: Highway 1 at San Mateo/Santa Cruz County Line

Time of Day	Direction of Travel for Peak Volume	Peak Hour Volume (PHV), one way, in Peak Direction	Time for PHV	Day of Week for PHV	Month for PHV
a.m.	south	374	11 a.m. - 12 p.m.	Sunday	November
p.m.	south	626	3 p.m. - 4 p.m.	Sunday	February

Source: Caltrans, Peak Hour Volume Data, 2003, www.dot.ca.gov/hq/traffops/saferesr/trafdata/2002kndfactors.PDF

Construction and staging activities for the proposed project will take place entirely within the park boundaries. No lane or road closures are anticipated. The proposed project would not change the Level of Service on State Route 1. In addition, no parking will change as a result of the project.

PUBLIC TRANSIT

Public transit service within the County of San Mateo is provided by the San Mateo County Transit District (SamTrans). At this time, the only public transit service to Año Nuevo SR is a special service that operates on weekends and holiday Mondays in January and February. The service provides round-trip transportation between the Reserve and Hillsdale and Half Moon Bay, and includes a guided walk of the Reserve, for the cost of $12 per person (the normal cost of a tour is $4 per person, with a separate per-car entrance fee of $4).

In 2001 the County of San Mateo adopted Countywide Transportation Plan 2010, which includes policies for improving transportation within the County. It seeks to increase capacity of and demand for transit systems, and a decrease in traffic congestion.

BICYCLE AND PEDESTRIAN ACCESS

Bicyclists may use State Route 1. Because of the remote nature of the Reserve, bicycle and pedestrian access is minimal.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

DISCUSSION

a,b) All construction-related activities associated with the project would occur within Año Nuevo SR. Construction vehicles would access the project site from State Route 1. The addition of 10-12 additional vehicles (e.g., crew pickups, delivery trucks, and equipment haulers) making 1-2 trips daily would not constitute a substantial increase in traffic volume for the highway or result in significant additional congestion. Work crews and equipment would typically arrive or leave the site outside normal commute periods. Construction trips would normally occur Monday through Friday, while peak hour traffic volumes have occurred on Sundays. Less than significant impact.

c) The project site is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip, and does not serve as a normal reporting point

for air traffic in the area. Nothing in the proposed project would in any way affect or change existing air traffic patterns in the area. Therefore, no impact would occur as a result of this project.

d) No portion of the project design or implementation contains any element that would increase hazards to traffic or other forms of transportation. No impact.

e) All construction activities associated with the project would occur within the boundaries of Año Nuevo SR (see Discussion XV (a, b) above). Most areas within the park would remain open to the public during construction, although areas of the site under active construction would be restricted to authorized personnel only. Every effort will be made to maintain full access for emergency vehicles and personnel at all times. If unable to maintain a pathway for emergency vehicles due to construction, alternate access will be maintained within the park. Therefore, the impact of this project on emergency access and response would be less than significant.

f) This project is not expected to increase the number of visitors to the project area. The Creamery, a currently vacant building, will be used as an office facility on completion of the project. However, the current office facility, a temporary modular trailer, will be removed as part of the project. There will be no change in staffing levels, only a movement in office staff location.

The Dickerman Barn, currently used as a bookstore and visitor center, will remain in that capacity. There will be interior improvements, including upgraded exhibits. However, the limiting factor for visitation for Año Nuevo SR during the peak season is the number of visitors who can be accommodated on the guided walks into the rookery area of the Reserve. As these walks are essentially already at capacity and no new walks will be added, and as the vast majority of visitors come to participate in the walks, the total number of visitors should remain static.

The Horse Barn, currently used as storage, will be adapted to serve as a classroom and meeting room. One of the main functions to take place there will be docent training. This training currently takes place at the Reserve, either during weeknight evenings in the Dickerman Barn or on weekend days in the field. This project will move the nighttime trainings from the Dickerman Barn to the Horse Barn, with no increase in the number of docents. While there is a potential that a small number of additional after-hours docent trainings or community lectures could be scheduled in this facility, these would take place in the evenings or during the off-peak season, when there is either no public visitation or more-than-adequate parking.

Less than significant impact.

g) This project will not result in any changes regarding alternative transportation. The project does not conflict with San Mateo County's Countywide Transportation Plan 2010. No impact.

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XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Año Nuevo SR is located approximately 50 miles south of San Francisco on a rocky point jutting out into the Pacific Ocean. The area is relatively undeveloped and wild.

A DPR well provides water service to the Reserve at a rate of six gallons per minute. Any needs in excess of this amount are delivered to the Reserve via truck. Wastewater management for the Reserve is handled by DPR.

Sewage treatment is provided via existing septic systems. The septic systems are placed in two separate locations; one at the comfort station in the visitor parking lot and the other near the employee modular office.

State Park maintenance manages the collection and disposal of park solid waste (refuse). Pacific Gas and Electric (PG&E) supplies electricity and SBC supplies phone service.

		POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:					
a)	Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b)	Require or result in the construction of new water existing facilities?	☐ Yes	☒ No		
	Would the construction of these facilities cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐ Yes	☒ No		
	Would the construction of these facilities cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☒	☐
e)	Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g)	Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

DISCUSSION

a) Año Nuevo SR is within the jurisdiction of the Central Coast Regional Water Quality Control Board (CCRWQCB). The project would be in compliance with all applicable water quality standards and waste discharge requirements. (See **Mitigation Measures HAZMAT-1**and **HAZMAT-2** regarding potential impacts from accidents, spills, or upset.) No impact.

b) As noted in the Environmental Setting above, water for the park is supplied from DPR-owned and/or -controlled private water supplies. The proposed project would upgrade building electrical and plumbing systems with associated trenching, however, only a minimal increase in use is projected. Less than significant impact.

c) The project would require minimal modifications to the landscape slopes to accommodate new paths of travel. These modifications would be minor and would reroute the sheet flow of rainwater in the immediate area (within 15 feet). No new storm water drainage facilities or expansion of existing facilities would be necessary. Less than significant impact.

d) As indicated in the Environmental Setting above, the potable water is supplied for both the construction site and the park in general from DPR-owned and/or -controlled private water supplies. Current supplies are adequate for existing demands; there are minimal additional demands associated with the proposed construction and projected future use. Less than significant impact.

e, f) Wastewater treatment services are provided by DPR personnel with DPR-owned facilities. The proposed work would not increase the park's wastewater or solid waste disposal needs, except as indicated in Discussion XVI(b) above. No impact.

g) This project would comply with all federal, state, and applicable local statutes and regulations as they relate to solid waste. No impact.

CHAPTER 4
MANDATORY FINDINGS OF SIGNIFICANCE

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☐	☐	☒
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☒	☐	☐

DISCUSSION

a) The proposed project was evaluated for potential significant adverse impacts to the natural environment. It has been determined that the project would have the potential to:
- Degrade the quality of the environment (soil erosion, water quality and supply, noise);
- Reduce the number or restrict the range of a rare or endangered plant or animal (San Francisco garter snake, California red-legged frog, western pond turtle, Townsend's big-eared bat, long-legged myotis bat, fringed myotis bat, and long-eared myotis bat, steelhead, coho salmon).

However, full implementation of all mitigation measures incorporated into this project would avoid or reduce these potential impacts to a less than significant level.

b) The proposed project was evaluated for potential significant adverse impacts to the cultural resources of Año Nuevo State Reserve. It has been determined that much of the work proposed in this project would have the potential to cause a significant adverse impact to the historic fabric of the historic structures. However, full implementation of all mitigation measures incorporated into this project would avoid or reduce these potential impacts to a less than significant level.

The proposed project would also have the potential to eliminate important examples of major periods of California history or prehistory by trenching in an area known to contain archaeological deposits. However, full implementation of all mitigation measures incorporated into this project would also reduce this impact to a less than significant level.

c) DPR often has other smaller maintenance programs and projects planned for a park unit. However, no known maintenance projects would contribute to direct or indirect impacts associated with this project.

d) Most project-related environmental effects have been determined to pose a less than significant impact on humans. However, possible impacts from construction emissions (Air Quality), construction accidents and fire and hazardous materials (Hazards and Hazardous Wastes), earthquake and unstable soils (Geology and Soils), noise, and aesthetics have the potential to result in significant adverse effects on humans, although many of these would be temporary. These potentially significant adverse impacts would be reduced to a less than significant level if all mitigation measures incorporated into this project are fully implemented.

CHAPTER 5
SUMMARY OF MITIGATION MEASURES

MITIGATION MEASURE AIR-1 BASIC CONTROL MEASURES

- All active construction areas will be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.
- All unpaved access roads, parking areas and staging areas at construction sites will be watered three times daily or stabilized with nontoxic soil stabilizers as needed during dry, dusty conditions.
- All paved access roads, parking areas, and staging areas at construction sites will be swept daily with water sweepers during dry, dusty conditions as needed.
- Any visible soil material carried onto adjacent public streets will be swept with water sweepers as needed.

MITIGATION MEASURE BIO-1 CNPS LIST 1B AND LIST 2 PLANT SPECIES

- Surveys would be conducted during the appropriate blooming months (or when species can be unmistakably identified) for all CNPS List 1B and List 2 plant species that could potentially occur within the project area.
- All occurrences of CNPS List 1B and List 2 species found within the project area would be mapped on project maps and flagged on the ground.
- In the event of significant unavoidable impacts to CNPS List 1B or List 2 species as a result of project implementation, DPR would mitigate losses of habitat or individuals at a ratio of 3:1 through habitat enhancement for these species within the Año Nuevo State Reserve (or as negotiated with the California Department of Fish and Game).

MITIGATION MEASURE BIO-2 SAN FRANCISCO GARTER SNAKE, CALIFORNIA RED-LEGGED FROG, WESTERN POND TURTLE

- At least seven days prior to the onset of activities, the names and credentials will be submitted to the USFWS (Service) of biologists who will act as Service-approved biologist and biological monitor, who will conduct activities specified in the following measures.
- At least seven days prior to the start of work, a preconstruction survey will be conducted in the construction area for San Francisco garter snakes and California red-legged frogs. If either of these species is found, the biologist will contact the Service and request guidance on any additional conservation measures or authorizations that may be needed. Measures may include delaying work temporarily.
- A training session will be conducted for all construction and park personnel involved in the construction of the project. This training will take place prior to the initiation of the project and will include a description of the San Francisco garter snake and the California red-legged frog as well as their habitats, the conservation measures that are being implemented for these species, and the physical boundaries with which the project may be accomplished. The training will include instruction in the appropriate protocol to follow in the event that a San Francisco garter snake or California red-legged frog is found on site. Brochures, books, and briefings may be used in the training session and qualified personnel will be on hand to answer any questions.

- A Service-approved biologist will be present at the work site until instruction of workers has taken place and any sensitive habitat has been disturbed. After these activities have occurred, DPR will designate one or more persons to serve as biological monitors, who will be present at the work site for any site improvement activities where equipment larger than hand tools will be used. The Service-approved biologist will ensure that this individual receives training in the identification of San Francisco garter snakes and California red-legged frogs. In the event that either of these species are encountered in the project area during project construction by anyone, the State Representative will put work on hold at that specific location and contractors will be redirected to other tasks. If work is stopped, the Service shall be notified within one workday by the Service-approved biologist or the on-site biological monitor.
- The biological monitor will inspect the construction site at least each morning to ensure compliance by the contractor of all conservation measures. Construction will occur in phases and each phase will be restricted to a certain section of the project site, therefore inspections will be focused in the active section, but will include the entire area.
- Rocks, logs, or other habitat features that are moved during construction will be done so with the monitor present, and will be replaced in adjacent suitable habitat.
- The number of access routes, the size of the staging area, and the total area of activity will be limited to the minimum necessary to achieve the project goal. Routes and boundaries will be clearly demarcated and approved by the biological monitor, and these areas shall be outside sensitive areas to the maximum extent feasible. The contractor shall keep all equipment within the designated staging areas and work areas. The contractor shall obtain approval from the on-site biological monitor to go outside designated areas.
- No vehicular travel in sensitive areas would be allowed, including areas with high vegetation (>6 inches) that may conceal California red-legged frogs or San Francisco garter snakes and riparian areas.
- Whenever U.S. Fish and Wildlife Service is contacted for approvals or consultation in any of the above measures, California Department of Fish and Game will also be contacted.

MITIGATION MEASURE BIO-3 SENSITIVE BAT SPECIES

- If the Creamery Building and Dickerman Barn are scheduled for construction activities during bat maternity season (May 1-August 31), then the bats will be humanely excluded prior to the maternity season and the building will be sealed to prevent bats from returning, or the building will be rendered unsuitable as bat habitat.
- Alternative natural roosts (i.e., snags or live trees) of the Townsend's big-eared bats will be located by a DPR-approved bat biologist on State Park lands within Año Nuevo State Reserve and Año Nuevo State Park. These sites will be mapped and appropriate protection measures will be developed and implemented.
- In the event that natural roost sites for Townsend's big-eared bats are not found on State Park lands, artificial bat habitat for the Townsend's big-eared bat will be developed in consultation with a DPR-approved bat biologist and Department of Fish and Game (DFG). A five-year monitoring plan will be developed with success criteria and an annual report will be available for DFG review. If the success criteria are not met after the five-year monitoring period, then DPR will consult with DFG to determine the most appropriate course of action to fully restore the viability of the Townsend's big-eared bat maternity colony.

MITIGATION MEASURE CULT-1

- Guidelines presented in the Historic Structures report for each building will be followed during the rehabilitation efforts.

MITIGATION MEASURE CULT-2

- The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved.

MITIGATION MEASURE CULT-3

- During construction, a cultural resource monitor that qualifies under the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.

MITIGATION MEASURE CULT-4

- All earthmoving activities (i.e., trenching, grading, augering, etc.) will be monitored at the discretion of a DPR-qualified archaeologist. The monitor must be included in preconstruction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State's Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.

MITIGATION MEASURE CULT-5

- The project shall strive for historical authenticity. When rehabilitation is undertaken, the historical appearance of the structure may be the objective, rather than total authenticity. Modern utilities (heating, electrical, telephone, plumbing) may be introduced, but only in ways that do not alter the historical tone and appearance of the structures. Historical gimmickry shall be avoided (i.e. replacement historic finishes shall not be installed where no documentation for such exist).

MITIGATION MEASURE CULT-6

- All new landscape elements (parking lots, walkways, patios, plantings, etc.) will be reviewed by cultural resource team members for compatibility with the existing historic setting.

MITIGATION MEASURE CULT-7

- The mission-period foundation and associated resources will be protected and properly prepared for interpretation. This feature may be included as part of the landscape with appropriate signage and in-situ display. Otherwise it must be capped and preserved in a manner conducive to its preservation. To avoid impacts, the feature will be covered with a layer of protective material.

MITIGATION MEASURE CULT-8

- Archaeological monitoring will be required during any landscape modifications involving subsurface actions per the mandates established in **Mitigation Measure CULT-4** provided above.

MITIGATION MEASURE CULT-9

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

  If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.

  If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

MITIGATION MEASURE GEO-1 SEISMIC BUILDING REQUIREMENTS

- During the rehabilitation of the Creamery the building will be seismically retrofitted to conform to earthquake design requirements as specified in the current version of the California Historical Building Code, California Code of Regulations, Title 24, Part 8.

- Any new (or existing) equipment (hot water heaters, tall bookcases, etc.) installed as part of the building rehabilitation will be secured to the walls and/or floor to prevent damage in the event of a large earthquake, per California Building Code requirements.

- State Park staff will inspect all buildings as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the buildings could resume use by Park staff or the public.

MITIGATION MEASURE GEO-2 EROSION CONTROL

- Best management practices (BMPs) will be used in all areas to control soil and surface water runoff during trenching and grading activities. Grading and excavation activities should not be planned during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, “winterizing” will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed

soil has been stabilized (recompacted, revegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into nearby water bodies.

Permanent BMPs for erosion control will consist of properly compacting disturbed areas and revegetation of appropriate disturbed soil areas with native species using seed collected locally, where possible. Otherwise, if local seed is not available, a weed-free native mixture shall be used. Final design plans will include BMP measures to be incorporated into the project.

The project will meet or exceed all applicable local building and engineering regulations/ordinances set forth by San Mateo County.

MITIGATION MEASURE HAZMAT-1 SPILL PREVENTION

- All equipment will be inspected by the contractor for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises.
- The contractor(s) will prepare an emergency Spill Prevention and Response Plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan will include a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be at least 50 feet from Año Nuevo Creek. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of Año Nuevo State Reserve during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager, supervisor, or State Representative).
- Equipment will be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

MITIGATION MEASURE HAZMAT-2 HAZARDOUS MATERIALS

- The buildings will be sampled for the presence of hazardous materials and biological hazards by an appropriately licensed contractor. Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by DPR's contractor and approved by DPR. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment.
- The Health and Safety Plan and the project scope must contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the rehabilitation process (both materials removed from the buildings and any chemicals used in the process).

MITIGATION MEASURE HAZMAT-3 CONSTRUCTION FIRE MANAGEMENT

- A fire safety plan will be developed by the contractor and approved by DPR prior to the start of construction.

- Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.
- Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
- Fire suppression equipment will also be available and located on park grounds.

MITIGATION MEASURE HYDRO-1 WATER QUALITY

- The contractor will provide a spill prevention and cleanup plan as part of the construction contract. This plan will discuss the engineering controls to eliminate any sewage releases during the conversion process. The plan will also discuss emergency cleanup procedures in the event that a sewage spill occurs.

MITIGATION MEASURE HYDRO-2 WATER SUPPLY

- New facilities will be provided that result in no net increase in water use over current usage. Water use will be reduced using low flow devices, such as low flush toilets and automatic shut-off faucets. Landscape watering, if any, will be limited and new landscaping will utilize native species adapted to the climatic conditions.

MITIGATION MEASURE NOISE-1

- Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

CHAPTER 6
REFERENCES

AGRICULTURAL RESOURCES

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CHAPTER 7
Report Preparation

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APPENDIX A

MAPS

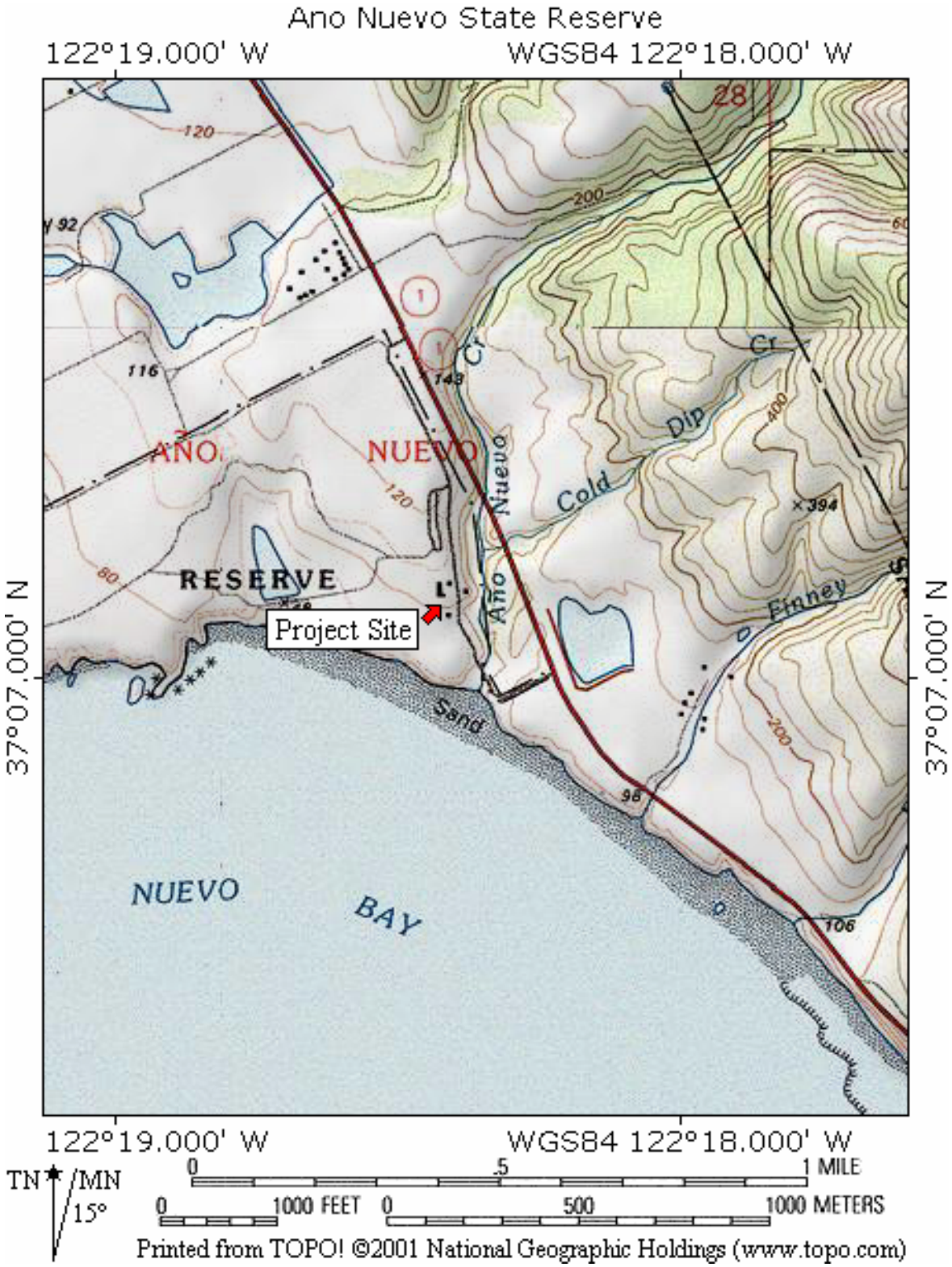


Figure 1 Topographic Map

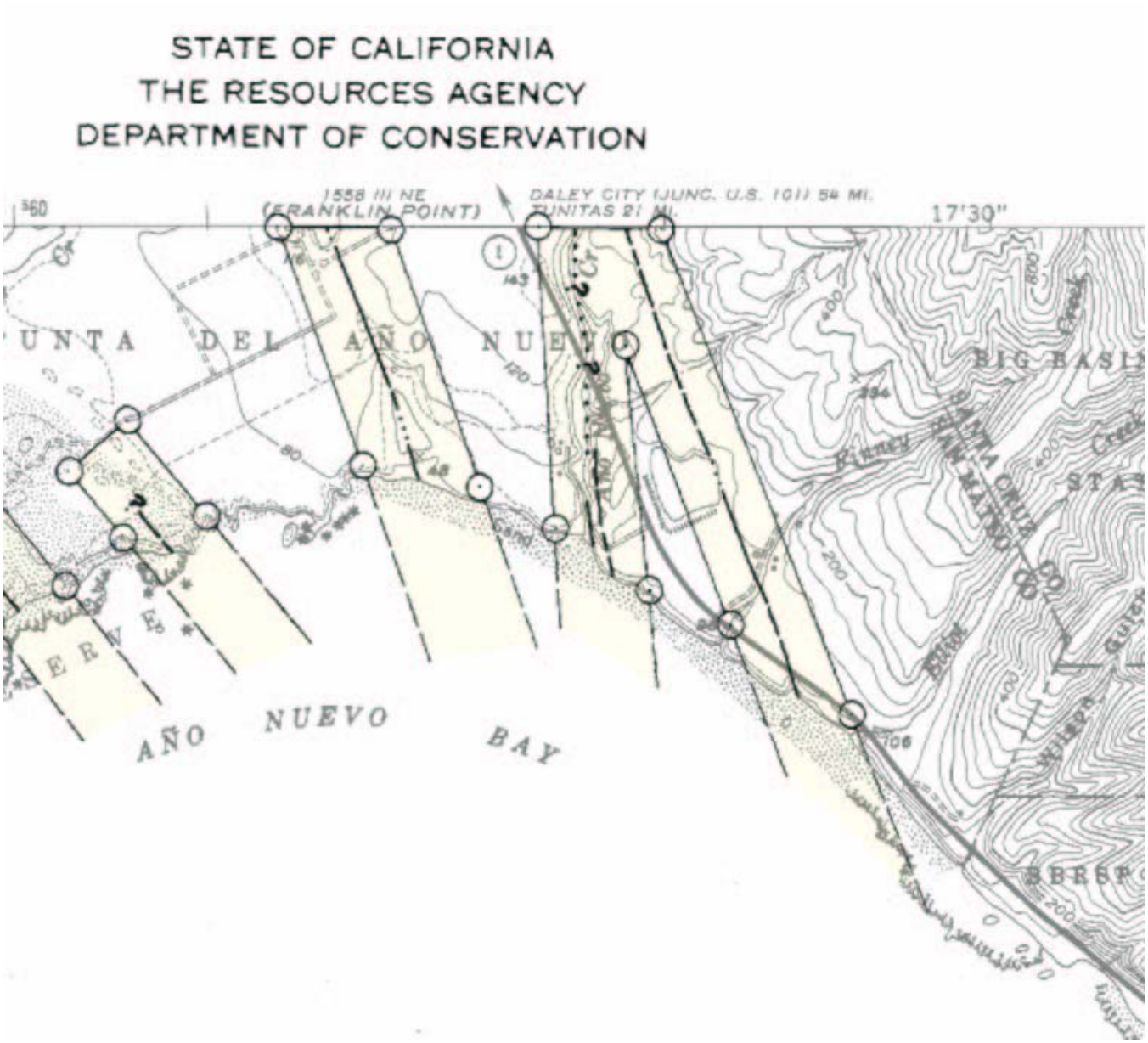
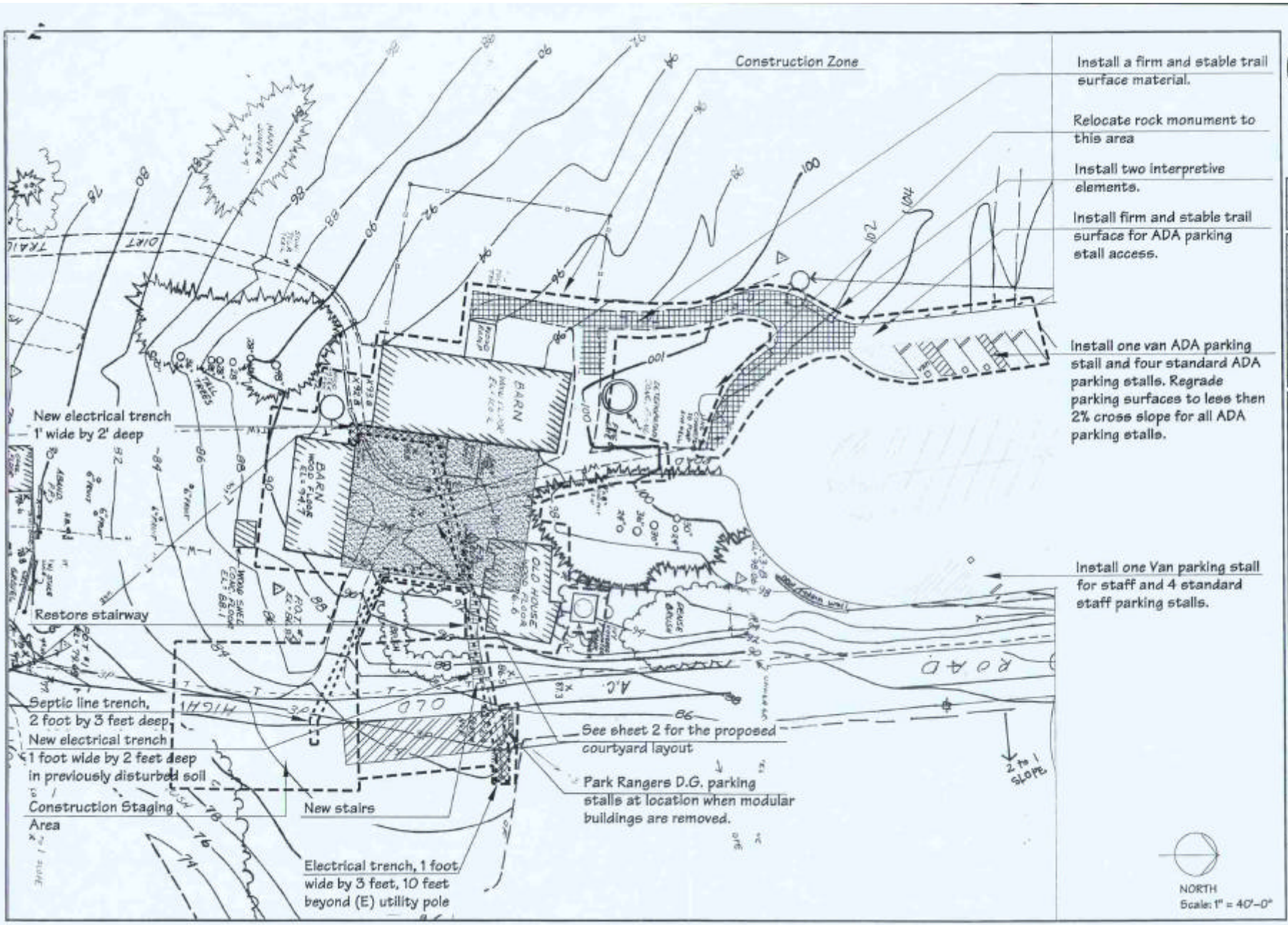


Figure 2 Alquist-Priolo Earthquake Fault Zone Map

(Fault zones are designated in pale yellow)



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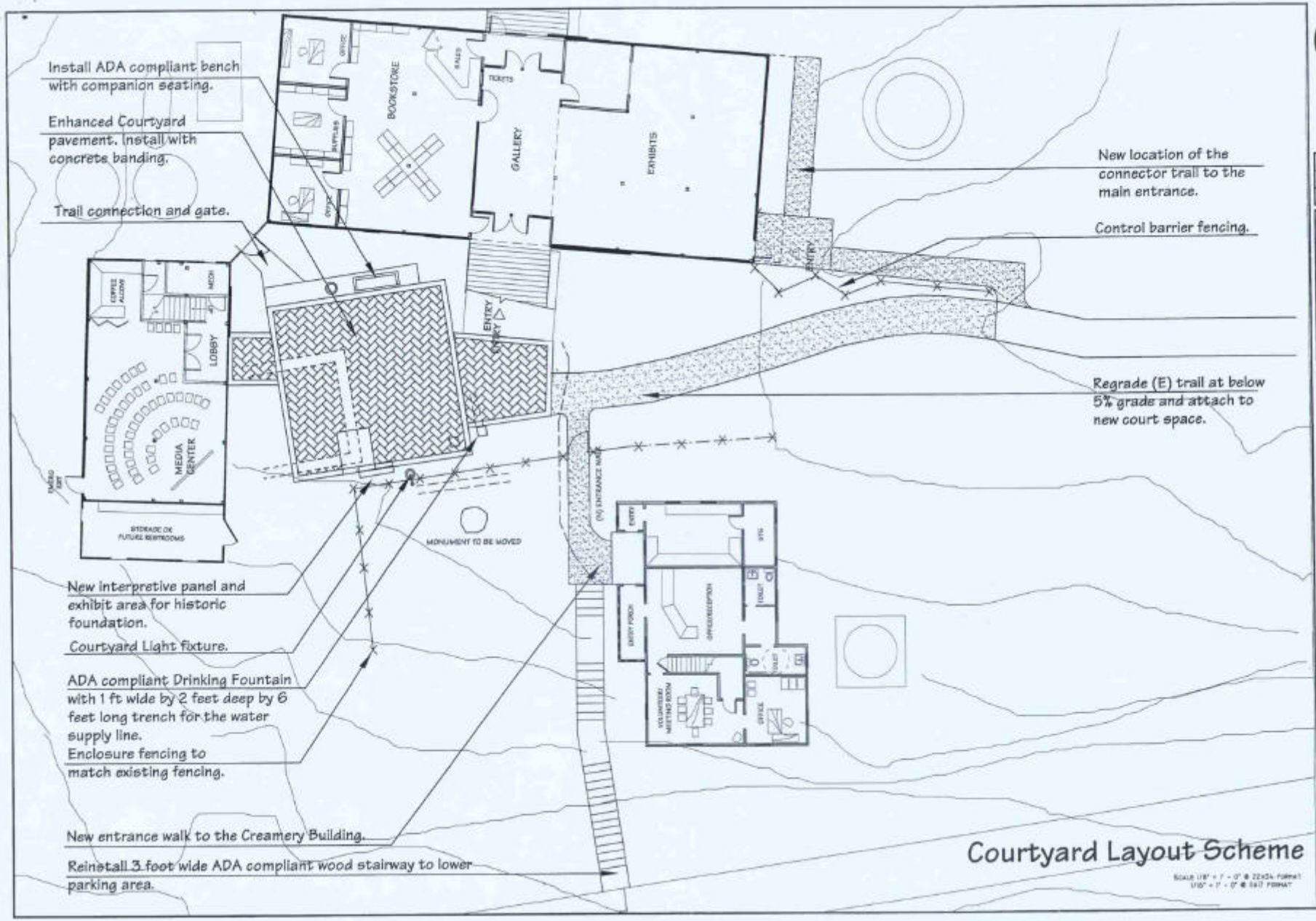
PRELIMINARY SITE PARKING/TRENCHING

MARINE EDUCATION CENTER

DRAWING NO.
XXX.XX

SHEET NO.
1 of 2



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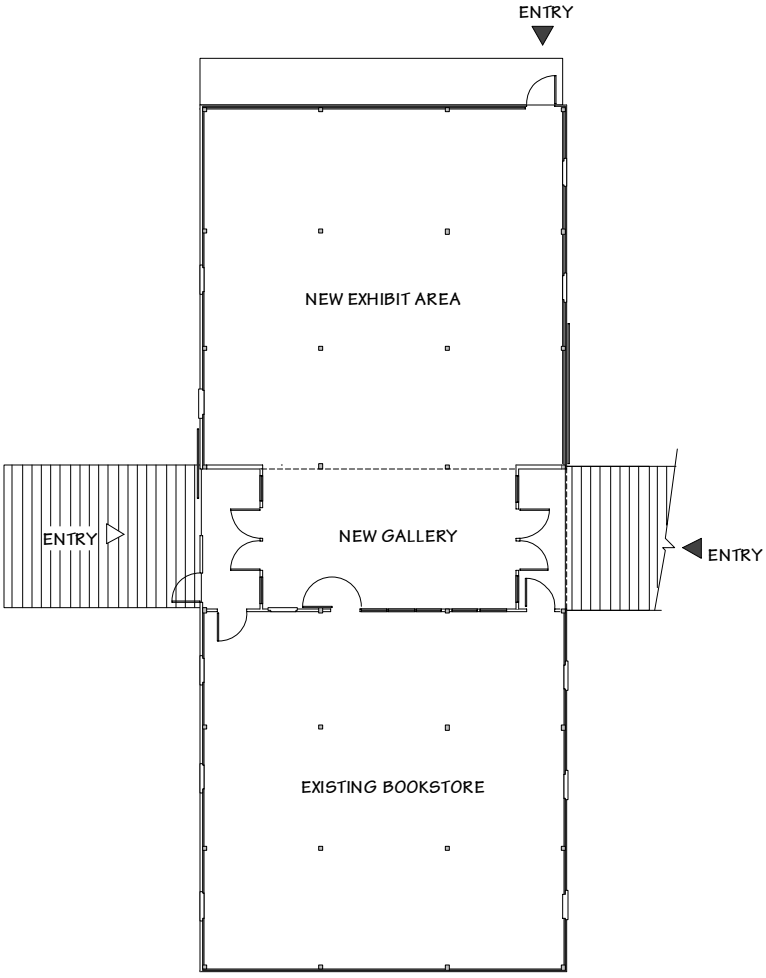
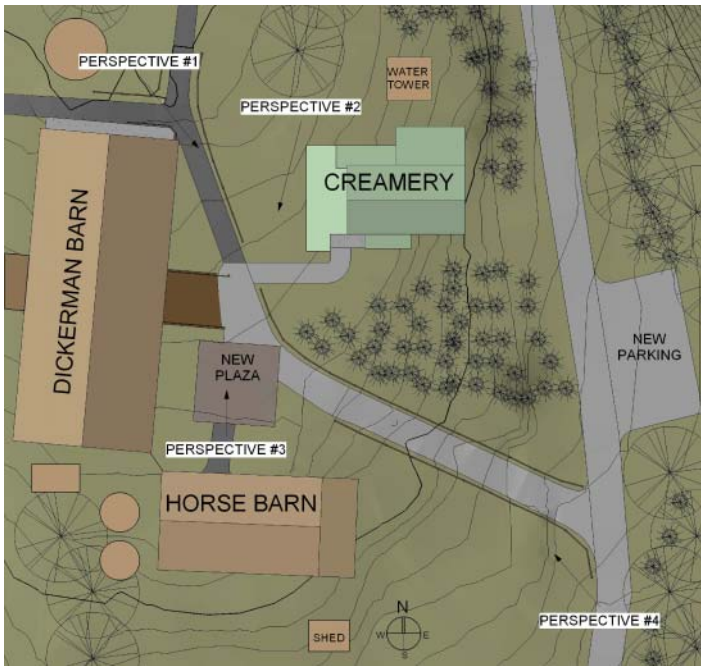
XXX.XX

SHEET NO.
2
OF
2

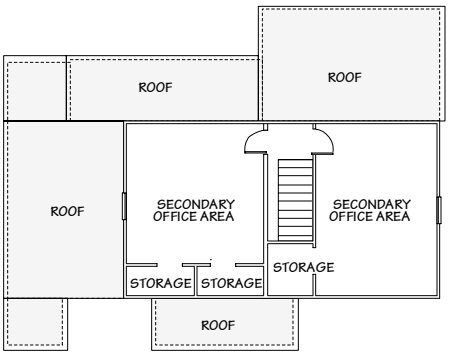


FIRST FLOOR PLAN

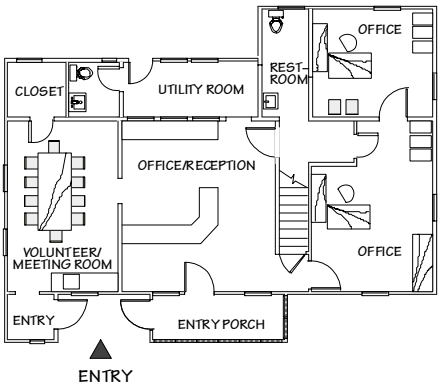
DICKERMAN BARN



SITE PLAN N

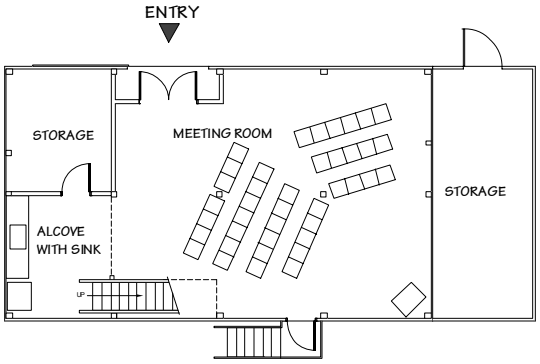


SECOND FLOOR PLAN



FIRST FLOOR PLAN

THE CREAMERY



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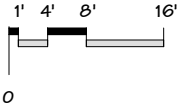

HORSE BARN

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ACQUISITION AND DEVELOPMENT DIVISION
ARCHITECTURE SECTION

APPENDIX B

SPECIAL STATUS SPECIES LIST

APPENDIX B

List of Sensitive Terrestrial and Aquatic Vertebrate and Invertebrate Species and Plants That C
Which Potential Habitat Exists Within Año Nuevo State Reserve Marine Education Center Pr

SPECIES	COMMON NAME	STATUS	PRESENCE in Año Nuevo SR	POTENTIAL Occurrence
INVERTEBRATES				
Haliotis cracherodii	Black abalone	Candidate	Potential	Not found in
FISH				
Oncorynchus mykiss	Steelhead, South-central Calif. ESU	FT, CSC	Present	Suitable hab Año Nuev
AMPHIBIANS				
Rana aurora draytonii	California red-legged frog	FT, CSC	Present	Possible
REPTILES				
Thamnophis sertalis tetrataenia	San Francisco garter snake	FE, CE	Potential	Possible
Clemmys marmorata	Western pond turtle	FSC, CSC	Present	Possible
BIRDS				
Pelecanus occidentalis californicus	California brown pelican	FE, CE	Potential	Not found in
Charadrius alexandrinus nivosus	Western snowy plover	FT, CSC	Present	Not found in
Fratercula cirrhata	Tufted puffin	CSC	Present	Not found in
Elanus leucurus	White-tailed kite	FSC, CFP	Present	Unlikely
Pandion haliaetus	Osprey	CSC	Potential	Not found in
Circus cyaneus	Northern harrier	CSC	Present	Not found in
Asio otus	Short-eared owl	CSC	Potential	Not found in
Strix occidentalis occidentalis	California spotted owl	FSC, CSC	Potential	Not found in
MAMMALS				
Corynorhinus townsendii	Townsend's big-eared bat	FSC, CSC	Present	Present in hi
Myotis volans	Long-legged myotis	FSC	Present	Present
Myotis thysanodes	Fringed myotis	FSC	Present	Present
Myotis evotis	Long-eared myotis	FSC	Present	Present

PLANTS				
Agrostis blasdalei	Blasdale's bent grass	CNPS List 1B	Potential	Unlikely
Amsinckia lunaris	Bent-flowered fiddleneck	CNPS List 1B	Potential	Unlikely
Anomobryum filiforme	Filiform anomobryum moss	CNPS List 2	Unlikely	Unlikely
Arctostaphylos glutinosa	Schreiber's manzanita	CNPS List 1B	Unlikely	Unlikely
Astragalus pycnostachyus var. *pycnostachyus*	Northern coastal marsh milkvetch	CNPS List 1B	Potential	Unlikely
Cirsium andrewsii	Franciscan thistle	CNPS List 1B	Potential	Unlikely
Cupressus abramsiana	Santa Cruz cypress	CE, FE, CNPS List 1B	Unlikely	Unlikely
Erodium macrophyllum	Large-leaved filaree	CNPS List 2	Potential	Unlikely
Erysimum ammophilum	Coast wallflower	CNPS List 1B	Potential	Unlikely
Horkelia cuneata ssp. *sericea*	Kellogg's horkelia	CNPS List 1B	Potential	Unlikely
Limnanthes douglasii ssp. *sulphurea*	Point Reyes meadowfoam	SE, CNPS List 1B	Unlikely	Unlikely
Mielichhoferia elongata	Elongate copper-moss	CNPS List 2	Unlikely	Unlikely
Pinus radiata	Monterey pine	CNPS List 1B	Unlikely	Unlikely
Plagiobothrys chorisianus var. *chorisianus*	Choris's popcornflower	CNPS List 1B	Potential	Unlikely
Plagiobothrys diffusus	San Francisco popcornflower	SE, CNPS List 1B	Potential	Unlikely
Rosa pinetorum	Pine rose	CNPS List 1B	Potential	Unlikely
Silene verecunda ssp. *verecunda*	San Francisco campion	CNPS List 1B	Unlikely	Unlikely
Stebbinoseris decipiens	Santa Cruz microseris	CNPS List 1B	Unlikely	Unlikely
Trifolium buckwestiorum	Santa Cruz clover	CNPS List 1B	Potential	Unlikely

Status Codes: FE = Federal Endangered; FT = Federal Threatened; FC = Federal Candidate; FSC = Species of Concern; CE = California Endangered; CT = California Threatened; CFP = California Fully CSC = California Species of Special Concern; CNPS = California Native Plant Society; List 1A = pres extinct in California; List 1B = rare or endangered in California and elsewhere; List 2 = rare or endang California, more common elsewhere

APPENDIX C

ACRONYMS

APPENDIX C
ACRONYMS

ADA	Americans with Disabilities Act
ANSR	Año Nuevo State Reserve
APE	Area of Potential Effect
APEFZ	Alquist-Priolo Earthquake Fault Zoning
ARB/CARB	California Air Resources Board
agl	above ground level
asl	above sea level
BAAQMD	Bay Area Air Quality Management District
BMPs	Best Management Practices
Caltrans	California Department of Transportation
CBC/UBC	California Uniform Building Code
CCC	California Coastal Commission
CCR	California Code of Regulations
CCRWQCB	Central Coast Regional Water Quality Control Board
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database (Calif. Dept. of Fish and Game)
CNEL	Community Noise Exposure Level
CNPS	California Native Plant Society
CO	Carbon monoxide
CRHR	California Register of Historic Resources
dB	decibel
DFG	California Department of Fish and Game
DPR	California Department of Parks and Recreation (California State Parks)
DWR	California Department of Water Resources
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
GP	General Plan
HS Plan	Health and Safety Plan
IS	Initial Study
kV	kilovolt
LOS	level of service
MEC	Marine Education Center
MND	Mitigated Negative Declaration
mph	miles per hour
MSL	mean sea level
MVA	megavolt ampere
NPDES	National Pollutant Discharge Elimination System
NOx	nitrogen oxide
NSC	Northern Service Center
PG&E	Pacific Gas and Electric Company
PM_{10}	particulate matter (particles) with an aerodynamic diameter of 10 microns or less
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
ROG	reactive organic gases

RG	registered geologist
SFBAAB	San Francisco Bay Area Air Basin
SMP	Stormwater Management Plan
SP	State Park
SPCC Plan	Spill Prevention, Control, and Countermeasure Plan
SR	State Reserve
SWPPP	Stormwater Pollution Prevention Plan
US	United States
USACE	United State Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Service
VMT	vehicle-miles traveled
VRP	visibility-reducing particle